



REGULAR MEETING AGENDA

Date: 4/15/2024
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 858 7073 1001 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Members of the public can listen to the meeting and participate using the following methods.

How to participate in the meeting

- Access the live meeting, in-person, at the City Council Chambers
- Access the meeting real-time online at:
zoom.us/join – Meeting ID# 858 7073 1001
- Access the meeting real-time via telephone (listen only mode) at:
(669) 900-6833
Regular Meeting ID # 858 7073 1001
Press *9 to raise hand to speak
- Submit a written comment online up to 1-hour before the meeting start time:
planning.commission@menlopark.gov*
Please include the agenda item number related to your comment.

*Written comments are accepted up to 1 hour before the meeting start time. Written messages are provided to the Planning Commission at the appropriate time in their meeting.

Subject to change: The format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the city website menlopark.gov. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.gov/agendas).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

- E1. Approval of minutes of March 25, 2024, Planning Commission meeting. ([Attachment](#))

F. Public Hearing

- F1. Use Permit/A. Justin Sabet-Peyman/341 Linfield Drive:
Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot depth in the R-1-U (Single Family Urban Residential) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15303’s Class 3 exemption for new construction or conversion of small structures. The proposal includes an attached Accessory Dwelling Unit (ADU), which is a permitted use and not subject to discretionary review. ([Staff Report #24-019-PC](#))
- F2. Use Permit, Architectural Control, Major Subdivision and Below Market Rate Housing Agreement/Farzad Ghafari/1220 Hoover Street:
Consider and adopt a resolution to approve an architectural control, use permit and below market rate (BMR) housing agreement and consider and adopt a resolution recommending the City Council approve the tentative map to construct a new eight-unit condominium project on a substandard lot with regard to minimum lot width in the R-3 (Apartment) district. The project would include six market rate units, one unit provided at below market rate, and one additional market rate unit in accordance with California State Density Bonus Law. The proposal also includes a major subdivision map for the subdivision of one lot into eight condominium parcels and one common area parcel. The application was submitted subject to the State Density Bonus Law, Government Code Section 65915 and relevant amendments, which permits exceptions to the City’s Zoning Ordinance requirements. The applicant is requesting waivers from development standards to increase the maximum floor area ratio (FAR), maximum height, and maximum paving area for driveways and parking. The Planning Commission is the final decision making body on the requested use permit, architectural control and BMR agreement. The Planning Commission is a recommending body to the City Council on the major subdivision; determine this action is categorically exempt under CEQA Guidelines Section

15332's Class 32 exemption for infill development projects. ([Staff Report #24-020-PC](#))

G. Informational Items

G1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: April 29, 2024
- Regular Meeting: May 6, 2024

H. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or before, the public hearing.

Any writing that is distributed to a majority of the Planning Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.gov. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Cal. Gov. Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the city website at menlopark.gov/agendas and can receive email notifications of agenda postings by subscribing at menlopark.gov/subscribe. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 4/10/2024)



REGULAR MEETING DRAFT MINUTES

Date: 3/25/2024
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 858 7073 1001 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Vice Chair Jennifer Schindler called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Jennifer Schindler (Vice Chair), Andrew Barnes, Andrew Ehrich, Katie Ferrick, Henry Riggs, Ross Silverstein

Absent: Linh Dan Do (Chair)

Staff: Christine Begin, Planning Technician; Connor Hochleutner, Assistant Planner; Fahteen Khan, Associate Planner; Kyle Perata, Assistant Community Development Director; Corinna Sandmeier, Principal Planner

C. Reports and Announcements

Assistant Director Perata said the City Council at its March 26, 2024 meeting would review and consider a resolution accepting the 2023 Housing Element Annual Progress Report and hear a presentation on the Caltrain Electrification Project and city partnerships.

D. Public Comment

None

E. Consent Calendar

Vice Chair Schindler opened the consent calendar for public comment and closed it as no persons requested to speak.

E1. Approval of minutes of March 27, 2023, Planning Commission meeting. (Attachment)

Commissioner Barnes requested to pull item E1.

ACTION: Motion and second (Ferrick/Ehrich) to approve the minutes of the March 27, 2023 Planning Commission meeting; passes 4-0 with Commissioners Barnes and Riggs abstaining and Commissioner Do absent.

E2. Approval of minutes of February 26, 2024, Planning Commission meeting. ([Attachment](#))

Commissioner Riggs requested to pull item E2.

ACTION: Motion and second (Ferrick/Ehrich) to approve the minutes of the February 26, 2024 Planning Commission meeting, passes 5-0 with Commissioner Riggs abstaining and Commissioner Do absent.

E3. Approval of minutes of March 11, 2024, Planning Commission meeting. ([Attachment](#))

ACTION: Motion and second (Ferrick/Riggs) to approve the minutes of the March 11, 2024 Planning Commission meeting; passes 6-0 with Commissioner Do absent.

F. Public Hearing

F1. Use Permit/Rucha Shah/108 Blackburn Avenue:

Consider and adopt a resolution to approve a use permit to remodel and add first- and second-story additions to an existing nonconforming one-story, single-family residence on a lot that is substandard with regard to minimum lot width, depth and area in the R-1-U (Single Family Urban Residential) zoning district, at 108 Blackburn Avenue. The proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure over a 12-month period and would also exceed 50 percent of the existing floor area and therefore is considered equivalent to a new structure; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #24-015-PC)

Planner Khan said staff had no updates to the staff report.

Commissioners Barnes and Ehrich recused themselves due to proximity of their residences to the subject property and left the dais.

Vahid Taslimitehrani, property owner, introduced his wife Haleh and their architect Rucha Shah, and spoke on behalf of the project.

Vice Chair Schindler opened the public hearing and closed it as no persons requested to speak.

Commissioner Silverstein noted he lived in the general area of the subject property but not within a conflict of interest proximity.

The Commission commented favorably on the window placement particularly on the second story, attention to privacy protection, the height being less than the maximum allowed, and the attractive design.

ACTION: Motion and second (Riggs/Ferrick) to adopt a resolution to approve the item as presented; passes 4-0 with Commissioners Barnes and Ehrich recused and Commissioner Do absent.

Commissioners Barnes and Ehrich returned to the dais.

F2. Use Permit/Linder Jones/919 Arnold Way:

Consider and adopt a resolution to approve a use permit to partially demolish, remodel, and add first- and second-story additions to an existing nonconforming single-story, single-family residence in the R-1-U (Single Family Urban Residential) zoning district, at 919 Arnold Way. The proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The applicant is also requesting to maintain a wall six feet in height within the front setback at approximately 14.8 feet from the property line; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. The proposal includes the addition of an Accessory Dwelling Unit (ADU), which is a permitted use and not subject to discretionary review. (Staff Report #24-016-PC)

Planner Hochleitner said staff had no updates to the staff report.

Vice Chair Schindler opened the public hearing and closed it as no persons requested to speak.

The Commission confirmed with staff that the building height was 25-feet five-inches. Linder Jones, project architect, confirmed that no windows were desired on the west side of the second story. The Commission confirmed with Mr. Jones that the second floor material would have the same look as the first floor siding. Morgan Ames, property owner, clarified why a window was not desired on the west side of the second story nor on the north side in the laundry and closet, noting stairwell windows. She also reported on their neighbor outreach.

ACTION: Motion and second (Riggs/Ehrich) to adopt a resolution to approve the item as presented; passes 6-0 with Commissioner Do absent.

F3. Development Agreement Annual Review/Stanford University/200-500 El Camino Real (Middle Plaza at 500 El Camino Real Project):

Consider and adopt a resolution to determine that Stanford University ("Stanford") has demonstrated good faith compliance with the provisions of the Middle Plaza at 500 El Camino Real Development Agreement for the period of May 2022 through March 2024. Review of the Development Agreement does not qualify as a project under CEQA. (Staff Report #24-017-PC)

Planner Sandmeier said staff had no updates to the staff report.

John Donahoe, Stanford University Real Estate, spoke on behalf of the item.

Vice Chair Schindler opened the public hearing and closed it as no persons requested to speak.

The Commission confirmed expected full tenancy of housing units and commercial space in the future with the applicant.

ACTION: Motion and second (Ferrick/Riggs) to adopt a resolution determining that Stanford University ("Stanford") has demonstrated good faith compliance with the provisions of the Middle Plaza at 500 El Camino Real Development Agreement for the period of May 2022 through March 2024; passes 6-0 with Commissioner Do absent.

- F4. Development Agreement Annual Review/Cyrus Sanandaji, Presidio Bay Ventures/1300 El Camino Real and 550 Oak Grove Avenue:
Consider and adopt a resolution to determine that Presidio Bay Ventures has demonstrated good faith compliance with the provisions of the Springline mixed-use development project (“Springline”) Development Agreement, located at 1300 El Camino Real, for the period of October 2021 through March 2024. Review of the Development Agreement does not qualify as a project under CEQA.
(Staff Report #24-018-PC)

Planner Sandmeier said staff had no updates to the written report.

Kyle Snyder, Presidio Bay Ventures, spoke on behalf of the item.

Vice Chair Schindler opened the public hearing and closed it as no persons requested to speak.

The Commission discussed residential and commercial occupancy, sales tax guarantee and wayfinding signage with the applicant.

ACTION: Motion and second (Ferrick/Riggs) to adopt a resolution to determine that Presidio Bay Ventures has demonstrated good faith compliance with the provisions of the Springline mixed-use development project (“Springline”) Development Agreement, located at 1300 El Camino Real, for the period of October 2021 through March 2024; passes 6-0 with Commissioner Do absent.

G. Informational Items

- G1. Future Planning Commission Meeting Schedule

- Regular Meeting: April 15, 2024

Mr. Perata said that the agenda was not yet determined for the April 15th meeting and that the April 29th would be Commissioners Barnes and Riggs’ last Planning Commission meeting due to term expiration.

- Regular Meeting: April 29, 2024

H. Adjournment

Vice Chair Schindler adjourned the meeting at 8:32 p.m.

Staff Liaison: Kyle Perata, Assistant Community Development Director

Recording Secretary: Brenda Bennett



STAFF REPORT

Planning Commission

Meeting Date:

4/15/2024

Staff Report Number:

24-019-PC

Public Hearing:

Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot depth in the R-1-U (Single Family Urban Residential) zoning district located at 341 Linfield Drive, and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal includes an attached Accessory Dwelling Unit (ADU), which is a permitted use and not subject to discretionary review.

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot depth in the R-1-U zoning district, at 341 Linfield Drive. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposed project.

Background

Site Location

Using Linfield Drive in the east-west orientation, the subject parcel sits on the south side of Linfield Drive at the corner of Linfield Place, in the Linfield Oaks neighborhood. All properties in the immediate vicinity to the subject property are also located in the R-1-U zoning district. Neighboring residences are predominantly single-story ranch style homes of varying designs. Presently, very few examples of two-story residences exist in the neighborhood. A location map is included as attachment B.

Analysis

Project description

The subject property is currently occupied by a 2,403-square-foot, single-story, single-family residence with three bedrooms, three bathrooms, and a two-car attached garage built in 1951. At some point the garage was converted into additional living space. The applicant is proposing to demolish the existing residence

and construct an approximately 3,402-square-foot two-story, single-family residence consisting of four bedrooms, three and one-half bathrooms, and an attached two-car garage. An attached 798-square-foot ADU consisting of two bedrooms and one bathroom is proposed to occupy the left side of the ground floor.

Section 16.04.400(3) of the Municipal Code defines the front lot line for corner lots that front two public streets as “a line separating the shorter street frontage of the lot from a public street.” In the case of this particular lot, the Linfield Place frontage is considered the front lot line and the Linfield Drive frontage is considered the corner side. While the existing residence and driveway face Linfield Drive, the proposed project would reorient the driveway and garage to Linfield Place.

The lot is substandard with regard to minimum lot depth, with a depth 97.4 feet where a minimum of 100 feet is required, meaning the proposal triggers the need for a use permit to allow a new two-story residence on a substandard lot.

The proposed residence would meet all Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, height, and parking. Of particular note with regard to Zoning Ordinance requirements:

- The total proposed FAL would be 4,200 square feet, including an attached ADU and attached two-car garage, which exceeds the maximum floor area limit of 3,405 square feet for the site.
 - An exception for 798 square feet of FAL is permitted in order to construct the ADU.
- The total proposed building coverage would be 2,820 square feet, or approximately 30 percent of the lot, where 3,297 square feet (35 percent) is permitted.
- The residence would have a front setback of 20.3 feet where a minimum of 20 feet is required.
- The residence would have a rear setback of 33.4 feet where a minimum of 20 feet is required.
- The residence and ADU would have a left side setback of 13.2 feet where a minimum of 9.5 feet is required for the main residence.
- The residence would have a corner side setback of 12 feet where a minimum of 12 feet is required.
- The residence would meet the requirement for one covered and one uncovered off-street parking spaces by providing two covered spaces in the attached garage. An additional off-street space for the ADU is not required due to the site being located within one-half mile of transit.

The applicant is proposing a code-compliant six-foot-tall wood fence with one-foot-tall lattice along the Linfield Drive frontage. During neighborhood outreach efforts, a concern was voiced over the height of the fence along Linfield Drive. However, as Linfield Drive is considered a street side, the proposed fence would not be in the required front setback, and a height of seven feet is permitted.

To address the potential view hazard around the repositioned driveway, the applicant is proposing to remove all of the bushes along the Linfield Place frontage, as shown on Sheet A-1 of the plans, and included in project-specific condition 2a. An existing wood retaining wall for landscaping, approximately one foot in height, partially extends past the property line into the city right-of-way along the Linfield Place frontage. Project-specific condition 2a would require the removal of the retaining wall within the right-of-way, in addition to the bushes along the Linfield Place frontage.

The project plans and the applicant’s project description letter are included as Attachment A, Exhibits A and B respectively. A data table summarizing parcel and project attributes is included as Attachment C.

Design and materials

The proposed residence would be constructed in a Mediterranean style consisting of neutral colored stucco

finish for the exterior walls with a typical Spanish tile roof. The residence would be finished with simulated true divided-lite windows. A large covered balcony would be located along the rear of the second floor. The balcony would be set back approximately 30 feet from the left side property line where 20 feet is required and 33.5 feet from the rear property line where 30 feet is required.

Staff received feedback from neighbors who voiced concerns regarding the height of the proposed project as many of the adjacent residences are single-story. Staff relayed these concerns to the applicant and in response the applicant increased the minimum sill heights. As such, interior side property line windows on the second floor would be kept to a minimum and have a minimum sill height of three feet in order to reduce potential privacy impacts to neighbors.

Trees and landscaping

The applicant submitted an arborist report (Attachment D), detailing the species, size, and conditions of on-site and nearby trees. A total of seven trees were assessed, of which five are considered heritage trees and three are street trees. One tree is proposed to be removed as part of the proposed project. Tree #1, a non-heritage crape myrtle, is proposed to be removed as it conflicts with the design of the proposed residence. Tree #4, a heritage coast live oak, was assessed as high-risk and subsequently granted a heritage tree removal permit and was removed around February 1, 2024. The replacement tree, an avocado tree (*Persea americana*), is proposed to be planted along the Linfield Place frontage and would be 25 feet away from the existing heritage street trees on Linfield Drive and 10 feet from the proposed residence.

A number of smaller trees (too small to be inventoried on the Arborist report) would remain along the interior side and rear property lines and provide additional screening and privacy for the adjacent residences.

Table 1: Tree summary and disposition				
Tree number	Species	Size (DBH, in inches)	Disposition	Notes
1	Crape myrtle	14.7	Remove	Non-Heritage
2	Silver birch	17	Retain	Heritage
3	Coast live oak	16.2	Retain	Heritage
4	Coast live oak	13	Removed	Heritage
5*	Camphor	33.3	Retain	Heritage
6*	Camphor	27.2	Retain	Heritage
7*	Valley oak	2.8	Retain	Non-heritage

*street tree

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as tree protective fencing, root buffers, mulch, and irrigation. If trenching would be required through a tree protection zone, the arborist report requires excavation by either directional boring or Air-spade. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h.

Correspondence

As stated in the project description letter, the applicant indicates they've conducted neighborhood outreach, including delivering a letter along with plans to all surrounding neighbors as well as hosting two meetings to discuss the project with neighbors on January 31 and February 25, 2024, the results of which are included in the project description letter. As of the writing of this report, staff has received four letters from neighbors with various concerns about the height and position of the proposed project, the relocation of the driveway from Linfield Drive to Linfield Place, the proposed removal of trees, and a potential view hazard from existing large bushes in the area of the proposed relocated driveway. These are included as Attachment E.

To address these concerns, staff worked with the applicant to refine their plans with the following changes:

- To address the potential view hazard around the repositioned driveway, the applicant has proposed to remove all of the bushes along the Linfield Place frontage as depicted on Sheet A-1 of the plans and included in project-specific condition 2a.
- To address privacy concerns, that the applicant redesigned the project plans to minimize second-story windows along the interior side property line with a minimum sill height of three feet.

Conclusion

Staff believes that the design and materials of the proposed residence would result in a consistent aesthetic approach. Through the plan review process, the applicant revised their plans to address concerns raised by neighbors, including a potential view hazard caused by existing bushes next to the proposed driveway and privacy concerns. Although a concern about the height of the proposed fence along Linfield Drive was raised, this is considered the “corner side” of the parcel, thus the proposed seven-foot-tall fence would be code-compliant and does not require modification. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 3 (Section 15303, “New construction or conversion of small structures”) of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

A. Draft Planning Commission Resolution approving the use permit

Exhibits to Attachment A

- A. Project Plans
- B. Project Description Letter
- C. Conditions of Approval
- B. Location Map
- C. Data Table
- D. Arborist Report
- E. Correspondence

Report prepared by:
Connor Hochleutner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2024- XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO DEMOLISH AN EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT DEPTH IN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT.

WHEREAS, the City of Menlo Park (“City”) received an application requesting a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot depth in the R-1-U (Single Family Urban Residential) zoning district (collectively, the “Project”) from A. Justin Sabet-Peyman (“Applicant” and “Owner”) located at 341 Linfield Drive (APN 062-451-050) (“Property”). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Urban Residential (R-1-U) district. The R-1-U district supports single-family residential uses; and

WHEREAS, the proposed project would comply with all objective standards of the R-1-U district; and

WHEREAS, the proposed Project was reviewed by the Engineering and Building Divisions and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by Tree Management Experts, which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Applicant was granted a Heritage Tree Removal permit (“HTR permit”) to remove a heritage coast live oak tree from the property due to being assessed as high-risk ; and

WHEREAS, the Applicant is required to replace the value of the heritage trees as a condition of approval of the HTR permit; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act (“CEQA,” Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14,

§15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New construction or conversion of small structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on April 15, 2024, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of a new two-story, single-family residence on a substandard lot with regard to minimum lot depth, is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
 - a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-U zoning district

and the General Plan because two-story residences are allowed to be constructed on substandard lots subject to issuance of a use permit and the project conforms to applicable zoning standards, including, but not limited to, maximum floor area limit and maximum building coverage.

- b. The proposed residence would include a conforming number of off-street parking spaces because one covered and one uncovered parking space outside the front setback would be required at a minimum, and two covered parking spaces are provided.
- c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the proposed residence would be located in a single-family neighborhood and has been designed in a way to lessen privacy concerns by minimizing second-story windows and raising the minimum sill heights along the interior side property line.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2023-00045, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

- 1. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New construction or conversion of small structures).

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Kyle Perata, Assistant Community Development Director of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on April 15, 2024, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of April, 2024.

PC Liaison Signature

Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

- A. Project plans
- B. Project description letter
- C. Conditions of approval

LINFIELD RESIDENCE
NEW RESIDENCE
341 LINFIELD DRIVE
MENLO PARK, CALIFORNIA

WARREN DESIGN
870E CAMPBELL AVE. CAMPBELL, CA 95008 P: 650-989-2970

LINFIELD RESIDENCE
NEW RESIDENCE
341 LINFIELD DRIVE
MENLO PARK
CALIFORNIA

CALGREEN MANDATORY MEASURES	FIRE DEPARTMENT NOTES	GENERAL NOTES	SHEET INDEX																
<p>A4.1 PLANNING & DESIGN-SITE DEVELOPMENT</p> <p>4.106.2 A PLAN IS DEVELOPED & IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.</p> <p>4.106.3 THE SITE SHALL BE PLANNED & DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEMS WILL MANAGE ALL SURFACE WATER FLOWS.</p> <p>A4.2 ENERGY EFFICIENCY</p> <p>4.201.1 LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY STANDARDS.</p> <p>A4.3 WATER EFFICIENCY & CONSERVATION</p> <p>4.303.1 INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:</p> <ul style="list-style-type: none"> 1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED. 2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED. <p>4.303.2 WHEN USING THE CALCULATION METHODS SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES.</p> <p>4.303.3 PLUMBING FIXTURES (WATER CLOSETS & URINALS) & FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.</p> <p>OUTDOOR WATER USE</p> <p>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. AFTER DECEMBER 1, 2015, NEW RESIDENTIAL DEVELOPMENTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREAT THAN 500 SQUARE FEET SHALL COMPLY WITH ONE OF THE FOLLOWING OPTIONS:</p> <ul style="list-style-type: none"> 1. A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT; OR 2. PROJECTS WITH AGGREGATE LANDSCAPE AREAS LESS THAN 2,500 SQUARE FEET MAY COMPLY WITH THE MWELO'S <p>APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION</p> <p>A4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY</p> <p>4.401.1 JOINTS & OPENINGS</p> <p>ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.</p> <p>4.408.1 A MINIMUM OF 75% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED EITHER BY USING CITY PRE-CERTIFIED LANDFILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE PRE-APPROVED BY ENVIRONMENTAL SERVICES DEPT.</p> <p>4.408.2 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.</p> <p>4.410.1 AN OPERATION & MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.</p> <p>A4.5 ENVIRONMENTAL QUALITY</p> <p>POLLUTANT CONTROL</p> <p>4.501.1 DUCT OPENINGS & OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.</p> <p>4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS.</p> <p>4.504.2.2 PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.</p> <p>4.504.2.3 ALL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MVR LIMITS FOR ROCS & OTHER TOXIC COMPOUNDS.</p> <p>4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.</p> <p>4.504.3 CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.</p> <p>4.504.4 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOORING INSTITUTE (RFI) FLOORSCOPE PROGRAMS.</p> <p>4.504.5 PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS. SPECIFY THE LIMITS ON THE PLANS IN ACCORDANCE WITH:</p> <ul style="list-style-type: none"> 4.505.2 VAPOR BARRIER & CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS. 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL & FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. <p>INDOOR AIR QUALITY & EXHAUST</p> <p>4.506.1 ENERGY STAR COMPLIANT EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM. CONTROLLED BY A HUMIDITY CONTROL, UNLESS IT IS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.</p> <p>ENVIRONMENTAL COMFORT</p> <p>4.507.1 WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED DOWNS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MIN. INSULATION VALUE OF R-4.2.</p> <p>4.507.2 DUCT SYSTEMS ARE SIZED FOR EQUIPMENT AS SPECIFIED IN THE FOLLOWING METHODS:</p> <ul style="list-style-type: none"> 1. ESTABLISH HEAT LOSS & HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT. 2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 19-D (MANUAL D) OR EQUIVALENT. 3. SELECT HEATING & COOLING EQUIPMENT ACCORDING TO ACCA 19-S (MANUAL S) OR EQUIVALENT. <p>INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS</p> <p>702.11 HVAC SYSTEM INSTALLERS ARE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.</p> <p>702.2 SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.</p> <p>703.1 VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.</p>	<p>1. THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.2".</p> <p>2. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD.</p> <p>3. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S-I-7.</p> <p>4. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH UPPER LEVEL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP.</p> <p>5. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING OR SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.</p>	<p>1. CONTRACTOR SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2022, CALIFORNIA BUILDING CODE (CBC) 2022, CALIFORNIA MECHANICAL CODE (CMC) 2022, CALIFORNIA PLUMBING CODE (CPC) 2022, CALIFORNIA FIRE CODE (CFC) 2022, CALIFORNIA ELECTRICAL CODE (CEC) 2022, CALIFORNIA GREEN BUILDING CODE (CGBC) 2022, ENERGY EFFICIENCY STANDARDS TITLE 24, 2019, CALIFORNIA JOINTS BETWEEN ADJACENT PROPERTIES OR ON SITE WATER RETENTION, PROVIDE A MINIMUM 3% SLOPE ON PERVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE.</p> <p>2. FOUNDATION: SOIL UNDER SLAB AND FOOTINGS TO BE 95% COMPACTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL, UNLESS OTHERWISE NOTED.</p> <p>3. FOUNDATIONS AND HOSE SLAB SHALL BE 2500 PSI AT 28 DAYS. FLAT WORK SHALL BE 2500 PSI AT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE COPIES OF ANY COMPACTION OR SOIL ANALYSIS REPORTS TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.</p> <p>4. SILL PLATES SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.</p> <p>5. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 2x4 D.F. WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.</p> <p>6. PROVIDE SOLO BLOCKING AT ALL FURRED CEILINGS AND SOFFITS AT WALLS.</p> <p>7. AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSS THAT ARE UNBRACED FOR MORE THAN 6' PROVIDE 2x4 DIMENSIONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2'-10" EACH END.</p> <p>8. ALL EXTERIOR DOOR OR WINDOW TRUSS TO BE BRACED AT 12" O.C. (MINIMUM).</p> <p>9. ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 6x12 WITH DOUBLE TOP PLATE OVER, UNLESS OTHERWISE NOTED.</p> <p>10. POWER DRIVEN FASTENERS: ESR 2269 K-U 9/8 S36 AS MANUFACTURED BY "HLT". SPACING: 18" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS.</p> <p>11. EXTERIOR FINISH TO BE HORIZONTAL SIDING AT 1st FLOOR AND SHINGLE SIDING AT THE 2nd FLOOR. SEE EXTERIOR ELEVATIONS, UNLESS OTHERWISE NOTED (U.O.N.).</p> <p>12. STUCCO FINISHES AT EDGES SHALL INCLUDE THE FOLLOWING: DRIP SCREED, SUPERIOR #1/ CASING BEAD, MILCOR #66 EXTERIOR CORNER, MILCOR #1 EXP. JOINT, INTERIOR CORNER, MILCOR #10 EXP. JOINT.</p> <p>13. ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAME. SEE ELEVATIONS FOR GRIDS.</p> <p>14. ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN A CLOSED POSITION SHALL BE TEMPERED, H-2 HORIZONTAL SLIDER, S-H SINGLE HUNG, O-S HOBSCURE, F-XO #FIXED, TEMP-TEMPERED, H-L, RHO, HALF ROUND.</p> <p>15. SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS.</p> <p>16. EXTERIOR SILL PLATES SHALL BE CAULKED AT JOINTS WITH CONCRETE SLAB. CAULK ALL OPENINGS IN EXTERIOR ENVELOPE. ALL JOINTS BETWEEN DISSIMILAR MATERIALS AND AT JUNCTIONS OF MAJOR COMPONENTS.</p> <p>17. PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED EAVES, AND WOOD TRIM.</p> <p>18. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION.</p> <p>19. BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS.</p>	<p>T-1 PROJECT DATA GENERAL NOTES VICINITY MAP SHEET INDEX</p> <p>T-1.1 GENERAL NOTES</p> <p>T-1.2 FLOOR AREA DIAGRAM</p> <p>T-1.3 STREETSCAPE</p> <p>SU1 TOPOGRAPHIC SURVEY</p> <p>A-1 DEMO SITE PLAN</p> <p>A-1.1 SITE PLAN & AREA PLAN</p> <p>A-1.2 ARBORIST REPORT</p> <p>A-1.3 ARBORIST REPORT</p> <p>A-1.4 ARBORIST REPORT</p> <p>A-4 PROPOSED 1st LEVEL FLOOR PLAN</p> <p>A-5 PROPOSED 2nd LEVEL FLOOR PLAN</p> <p>A-4 EXTERIOR ELEVATIONS</p> <p>A-5 EXTERIOR ELEVATIONS</p> <p>A-6 ROOF PLAN</p> <p>A-7 SECTIONS</p>																
	<p>SPECIAL INSPECTIONS</p> <p>ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY. RETROFIT HOLLOW ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE TOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLLOW INSPECTION DESCRIBING THE RESULTS OF THE INSPECTIONS.</p>	<p>SPECIAL FEATURES</p> <p>CONTRACTOR REQUIREMENT AT TIME OF FINAL INSPECTION A MANUAL PROVIDED TO BUILDING OWNER OR OCCUPANT WHICH INCLUDES THE FOLLOWING REQUIREMENTS:</p> <ul style="list-style-type: none"> DIRECTIONS TO OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE. OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENTS AND APPLIANCES, ROOF AND YARD DRAINAGE, SPACE CONDITIONING SYSTEMS, LANDSCAPE IRRIGATION SYSTEMS AND WATER REUSE SYSTEMS. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION INCLUDING RECYCLE PROGRAMS, PUBLIC TRANSPORTATION AND/OR CAR POOL, OPTIONS AVAILABLE IN THE AREA, PLUS ITEMS COVERED UNDER CGBC SECTION 4.410 (5) THRU (15). 	<p>PROJECT DATA</p> <p>PROJECT ADDRESS: 341 LINFIELD DRIVE</p> <p>ASSESSOR PARCEL NUMBER: 062-451-050</p> <p>ZONING: R-10</p> <p>CONSTRUCTION TYPE: V-8 (SPRINKLERED)</p> <p>OCCUPANCY TYPE: R-30</p> <p>LOT SIZE: 8,420.84 S.F.</p> <p>PROPOSED 1ST LEVEL: 1,350.8 S.F.</p> <p>PROPOSED 2ND LEVEL: 1,596.73 S.F.</p> <p>PROPOSED GARAGE: 451.2 S.F.</p> <p>TOTAL FLOOR AREA: 3,401.73 S.F.</p> <p>MAX. FLOOR AREA: 3,405.18 S.F.</p> <p>PROPOSED ATACHED ADU: 798.5 S.F.</p> <p>PROPOSED COVERED PORCH: 220.27 S.F.</p> <p>TOTAL LOT COVERAGE: 2,827.27 S.F. (29.9%)</p> <p>MAX. LOT COVERAGE: 3,297.22 S.F.</p> <p>SETBACK REQUIREMENTS:</p> <table border="1"> <tr> <td>REQUIRED FRONT</td> <td>20'-0"</td> <td>PROPOSED FRONT</td> <td>20'-0"</td> </tr> <tr> <td>LEFT SIDE</td> <td>9'-0-3/4"</td> <td>LEFT SIDE</td> <td>13'-2 1/2"</td> </tr> <tr> <td>RIGHT SIDE</td> <td>12'-0"</td> <td>RIGHT SIDE</td> <td>18'-5 1/2"</td> </tr> <tr> <td>REAR</td> <td>20'-0"</td> <td>REAR</td> <td>33'-3"</td> </tr> </table> <p>LOCATED WITHIN DESIGNATED WUI: NO</p> <p>STORIES: 2</p> <p>MAX. HEIGHT: 2'-0" ALLOWED, PROPOSED 28'-0" (REQUIRED (MPPA-13))</p> <p>FIRE SPRINKLERS:</p>	REQUIRED FRONT	20'-0"	PROPOSED FRONT	20'-0"	LEFT SIDE	9'-0-3/4"	LEFT SIDE	13'-2 1/2"	RIGHT SIDE	12'-0"	RIGHT SIDE	18'-5 1/2"	REAR	20'-0"	REAR	33'-3"
REQUIRED FRONT	20'-0"	PROPOSED FRONT	20'-0"																
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<p>VICINITY MAP</p>		<p>PROJECT CONTACTS</p> <table border="0"> <tr> <td>OWNER: JUSTIN SABET PRYMAN JUSTIN@SABET.COM 341 LINFIELD DRIVE MENLO PARK, CA 94025</td> <td>DESIGNER: WARREN DESIGN DANIEL WARREN 870 E. CAMPBELL AVE. CAMPBELL, CA 95008 650-469-3760</td> </tr> </table>	OWNER: JUSTIN SABET PRYMAN JUSTIN@SABET.COM 341 LINFIELD DRIVE MENLO PARK, CA 94025	DESIGNER: WARREN DESIGN DANIEL WARREN 870 E. CAMPBELL AVE. CAMPBELL, CA 95008 650-469-3760	<p>SCOPE OF WORK:</p> <p>DEMO EXISTING RESIDENCE AND ATTACHED GARAGE. CONSTRUCT A NEW 2-STORY RESIDENCE WITH KITCHEN, DINING, FAMILY REARROOM, LAUNDRY, 3 BEDROOMS, 2 BATHS, PRIMARY SUITE, PRIMARY BATH, 2-CAR GARAGE, COVERED PORCH, AND ATTACHED ADU WITH 2 BEDROOMS, 1 BATH, KITCHEN, AND DINING. PROVIDE NEW STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL AS NECESSARY AND SHOWN ON PLANS.</p> <p>Project No: 2320</p> <p>Sheet No: T-1</p> <p>1 of 18</p>														
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Date: 05/02/2023

Drawn By: DW

Revisions:

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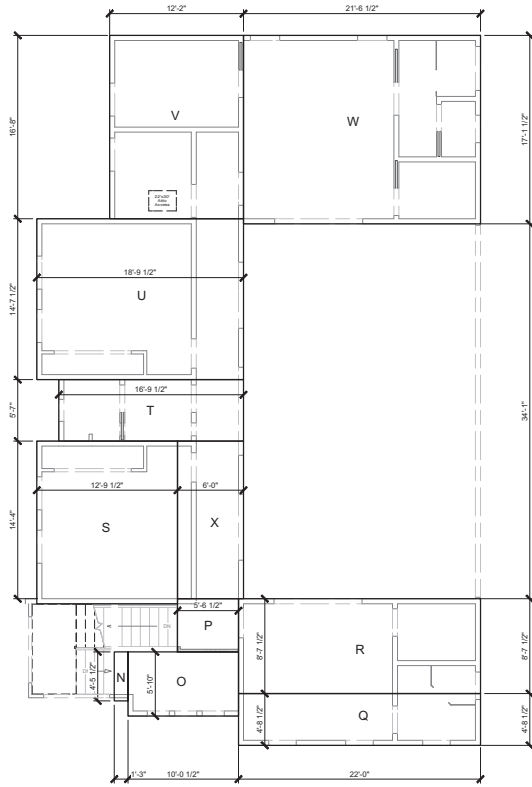
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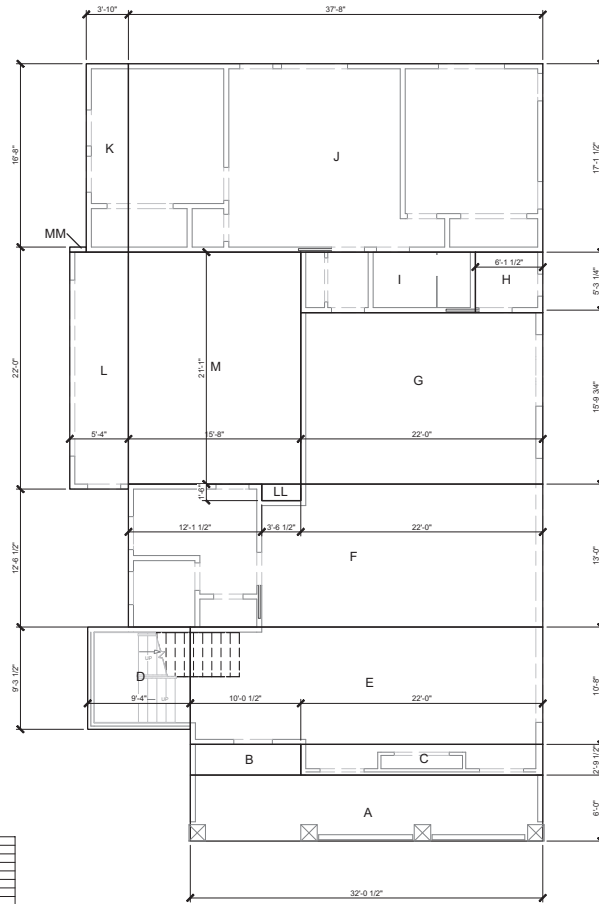
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TITLE SHEET
SHEET INDEX
PROJECT DATA
VICINITY MAP
GENERAL NOTES



2nd Level Floor Area Diagram



1st Level Floor Area Diagram



FLOOR AREA CALCULATION	
AREA	5.7
A (COVERED PORCH)	192.24 (NON-FAR)
B (COVERED PORCH)	23.03 (NON-FAR)
C	61.42
D	86.73
E	351.77
F	456.35
G	422.33
H	33.69
I (ADU)	67.31 (NON-FAR)
J (ADU)	645.04 (NON-FAR)
K (ADU)	65.65 (NON-FAR)
L (GARAGE)	114.89
M (GARAGE)	25.31
N (GARAGE)	330.31
O (GARAGE)	5.89
ADU FLOOR AREA TOTAL	788 (NON-FAR)
1ST FLOOR TOTAL	1,892 S.F.
P	5.97
Q	58.58
R	226.76
S	153.56
T	189.75
U	139.21
V	93.75
W	274.83
X	202.76
Y	200.9
Z	16
2ND FLOOR TOTAL	1,899.73
FLOOR AREA TOTAL	3,401.73 S.F.
LOT COVERAGE CALCULATION	
A,B (COVERED PORCH)	220.27 (NON-FAR)
C,H (1ST FLOOR LIVING AREA)	1,350.8
I (ADU)	728
L-M (GARAGE)	451.2
LOT COVERAGE TOTAL	2,820.27 S.F.

WARREN DESIGN
570 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 408.689.2800

LINFIELD RESIDENCE
NEW RESIDENCE
341 LINFIELD DRIVE
MENLO PARK CALIFORNIA

Date: 05/02/2023

Drawn By: DW

Revisions:

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FLOOR AREA
DIAGRAM

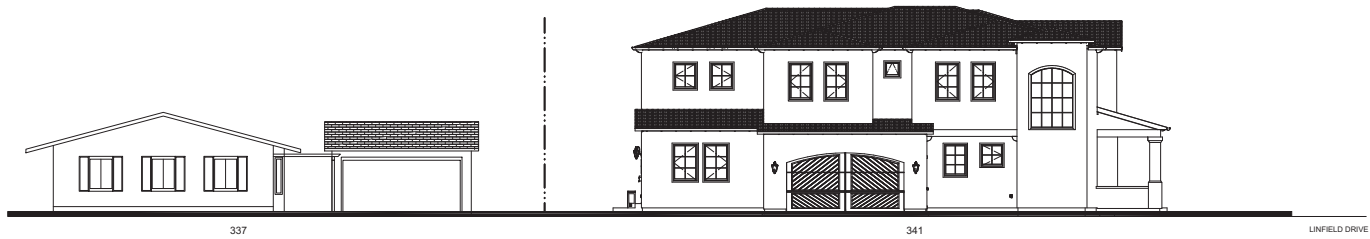
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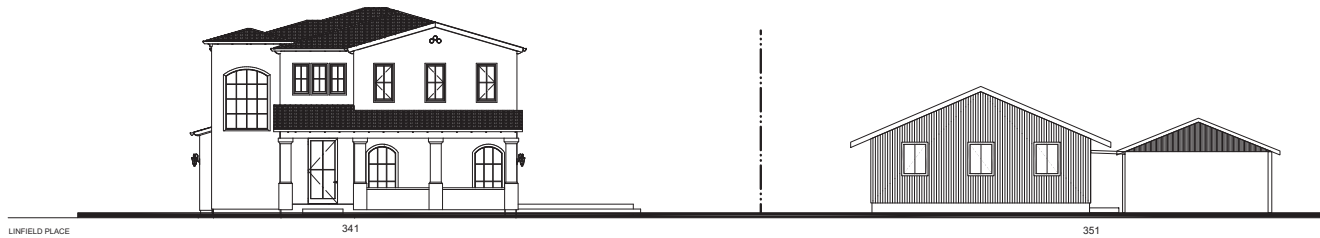
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T-1.2

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Streetscape - Linfield Place



Streetscape-Linfield Drive

WARREN DESIGN

8716 CAMPBELL AVE. CAMPBELL, CA 95008 P: 408.669.2700

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LINFIELD RESIDENCE
NEW RESIDENCE
341 LINFIELD DRIVE
MENLO PARK CALIFORNIA

Date: 05/02/2023

Drawn By: DW

Revisions:

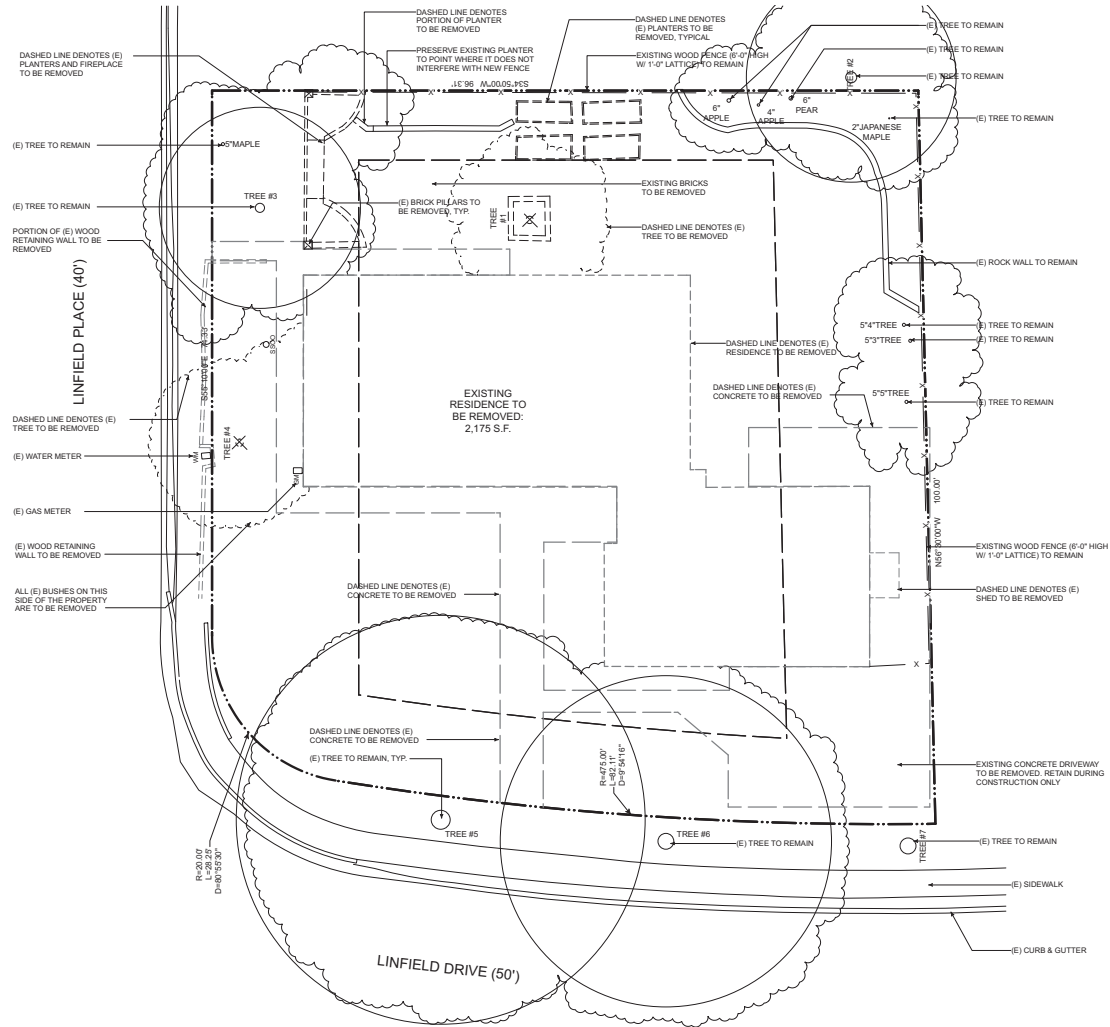


STREETSCAPE

Project No: 2320

Sheet No: T-1.3

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TREE LEGEND				
#	TREE SPECIES	TREE DISPOSITION	DIAMETER	DESIGNATION
1	LAGERSTROEMIA HYBRID	REMOVE	14.7"	REMOVE
2	BRITLIA YACONELLA	PRESERVE	17.0"	HERITAGE
3	QUERCUS AGRIFFOLIA	PRESERVE	16.2"	HERITAGE
4	QUERCUS AGRIFFOLIA	PRESERVE	13.0"	HERITAGE
5	GINKGOMILUM CAMPHORSA	PRESERVE	33.3"	STREET
6	GINKGOMILUM CAMPHORSA	PRESERVE	13.2"	STREET
7	QUERCUS LOBATA	PRESERVE	2.8"	STREET

WASTE MANAGEMENT PLAN

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS. PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.

OR
WEST VALLEY COLLECTION AND RECYCLING (408) 283-9255 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

EROSION CONTROL NOTES:

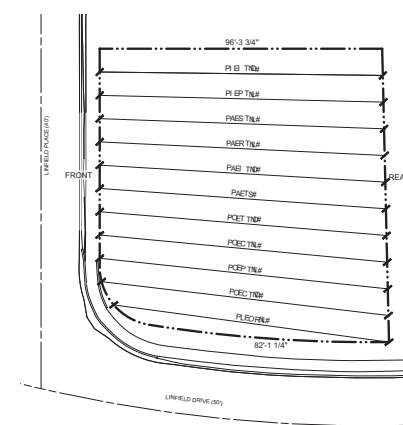
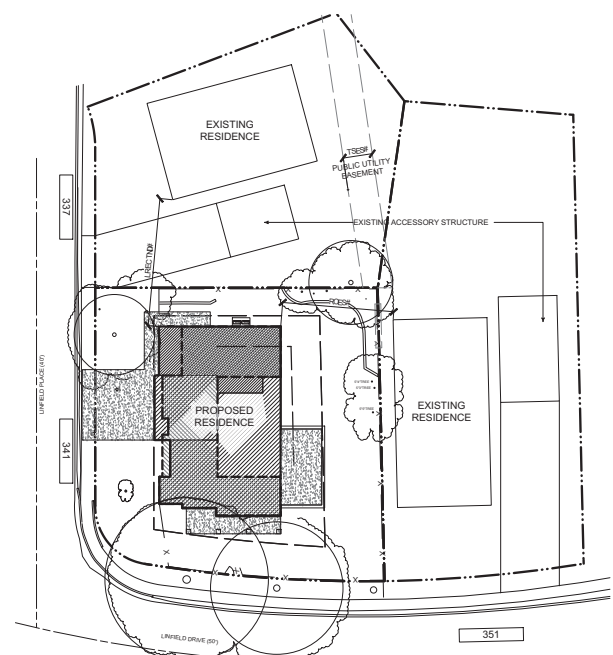
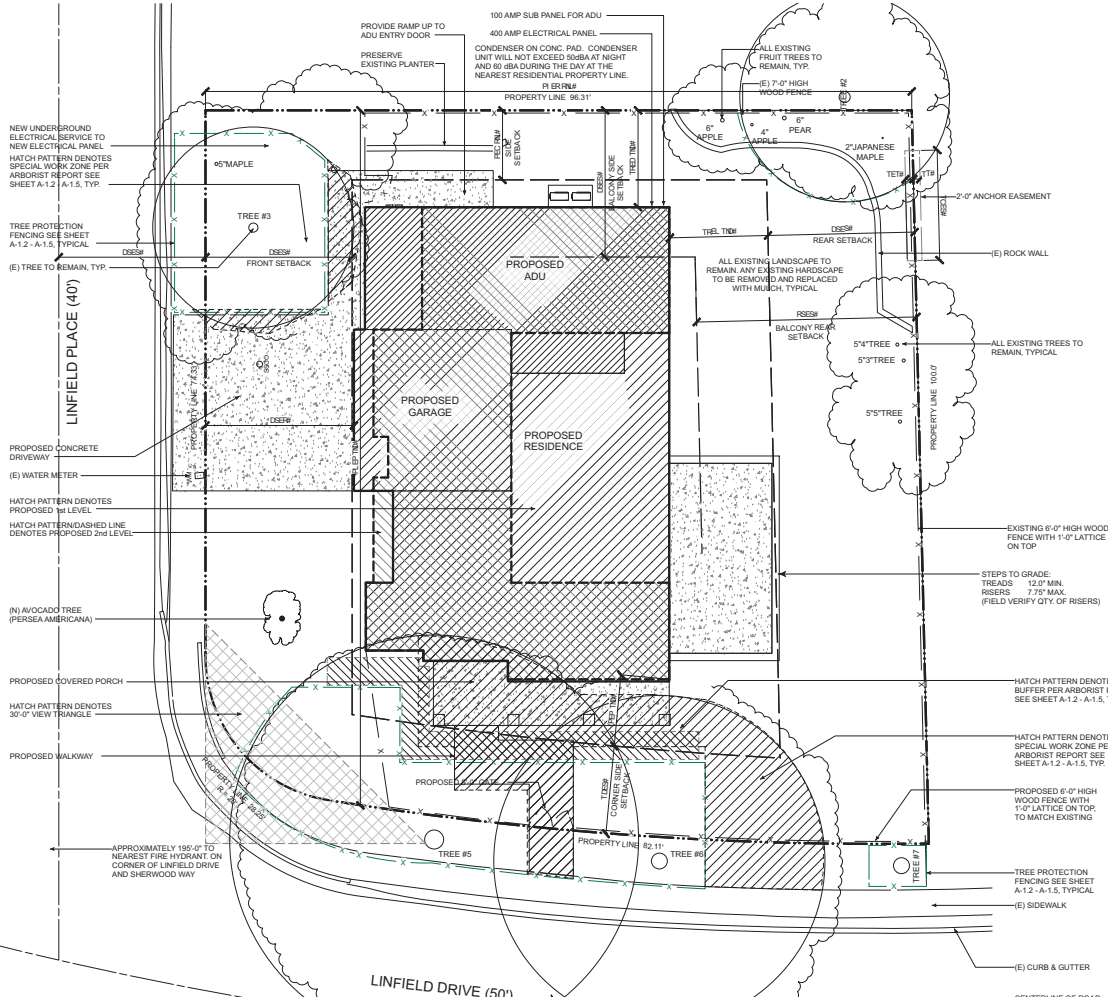
- ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
- SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM DRAIN.
- REVEGETATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, LIT NETTING OR OTHER EROSION CONTROL BLANKET.
- ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6 MIL. PLASTIC SHEETS, SUITABLY ANCHORED.
- THE SITE SHALL BE MONITORED BY THE CONTRACTOR / OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.

Date:	05/02/2023
Drawn By:	DW
Revisions:	
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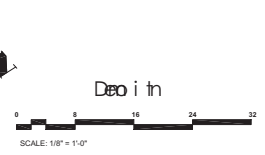
DEMOSITE PLAN

Project No: 2320

Sheet No: A-1



METHOD	AREA	PERCENT	REMARKS
METHOD 1	3,396.07	100%	TOTAL PROPOSED FLOOR AREA
METHOD 2	2,868.34	84.47%	LAND COVERED BY STRUCTURES
METHOD 3	5,431.04	160.21%	LANDSCAPING
METHOD 4	1,121.95	33.04%	PAVED SURFACES



SITE ANALYSIS

ZONING: R-1U

LOT AREA: 9,420.64 S.F.

ALLOWABLE FLOOR AREA: 3,465.16 S.F. (9,420.64 x 25%)

PAVED SURFACES: 1,121.95 S.F. (12.3%)

2,420.67 x 25% = 605.16 + 2,800

PROPOSED 1ST LEVEL FLOOR AREA: 1,802 S.F.

PROPOSED 2ND LEVEL FLOOR AREA: 1,594.07 S.F.

TOTAL PROPOSED FLOOR AREA: 3,396.07 S.F.

LAND COVERED BY STRUCTURES: 2,868.34 S.F. (85%)

LANDSCAPING: 5,431.04 S.F. (87.7%)

PAVED SURFACES: 1,121.95 S.F. (12.3%)

PARKING SPACES: 2 COVERED & 2 UNCOVERED

ALL GRADES TO REMAIN NATURAL

GENERAL NOTES:

- 1 VERIFY LOCATION OF ALL UTILITIES AT JOB SITE
- 2 SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 3'-0" AWAY FROM STRUCTURE FOR DRAINAGE
- 3 ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO THE APPROVED DRAINAGE SYSTEM
- 4 THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'-0" (CBC 1804.3)
- 5 ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2" (CBC 1808.1.4)
- 6 EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE-RESISTANCE RATINGS ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 3'-0" AS PRESCRIBED UNDER CBC SECTION R302 & TABLES R302.1(2).

WARREN DESIGN
879 E. CAMPBELL AVE. CAMPBELL, CA 95008 P: 650.869.8780

LINFIELD RESIDENCE
NEW RESIDENCE
341 LINFIELD DRIVE
MENLO PARK CALIFORNIA

Date: 05/02/2023
Drawn By: DW
Revisions:

- ▲
- ▲
- ▲
- ▲
- ▲

SITE PLAN
AREA PLAN

Project No: 2320
Sheet No: A-1.1

8 of 18

Tree Management Experts

Consulting Arborists
3203 Sacramento Street
San Francisco, CA 94118
Member, American Society of Consulting Arborists
Certified arborists. See the arborist's Qualifications.

www.treemanagementexperts.com 415.739.8110
Justin Robert Pearson
341 Linden Drive
Menlo Park, CA 94025

www.arborteam.com

Date: 02/20/23

**ARBORIST REPORT
Tree Protection During Development**

Assignment

- Provide a site visit to evaluate existing trees on and adjacent to the building site at 341 Linden Drive, Menlo Park.
- Develop tree protection specifications and mitigation requirements based on current arborist results.
- Provide an on-site site visit to review tree protection measures for site construction.
- Provide an Arborist Report by Tree Protection During Development to meet City of Menlo Park requirements.

Tree Preservation and Protection

The existing single-family home and adjacent garage will be torn down and replaced with a new residential building. In addition, all existing landscaping, retaining walls and associated site work will be removed. The new garage will be retrofitted to fit the Linden Drive and under the new house. Existing underground utilities are to be installed. Existing retaining walls are to be removed, such as new trees will be installed at the property line adjacent to Linden Drive.

LISTED TREES, SPECIES AND SIZE

- Topographic Survey by J&B Engineering, 101-3883 10700
- Plan set by Norman Design dated 02/23

This Arborist Report meets the City ordinance requirements for tree protection during development, and must be submitted in conjunction with the development project.

EXPLANATION

The Project Arborist is hereby notified as either of these Great Wetlands from Tree Management Experts:

Ray Logan raylogan@treemanagementexperts.com 415.739.8110
Avery Wang averywang@treemanagementexperts.com 047.233.3398

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WARREN DESIGN
 8716 CAMPBELL AVE. CAMPBELL, CA 95008 P: 408.689.2870
 www.warrendesign.com
 I am a registered professional arborist in the state of California. I hereby certify that I am the author of the information contained herein and that I am a duly licensed professional arborist in the state of California. I am not providing any warranty or guarantee for the information contained herein.

LINFIELD RESIDENCE
 NEW RESIDENCE
 341 LINFIELD DRIVE
 MENLO PARK CALIFORNIA

Date:	05/02/2023
Drawn By:	DW
Revisions:	
△	
△	
△	
△	

ARBORIST REPORT

Project No: 2320
 Sheet No: A-1.4



**EXHIBIT 2
ARBORIST REPORT**
Public Works
701 Laurel St, Menlo Park, CA 94025
tel: 650-330-0780



Please complete one form for each tree (up to 3 trees). For development-related projects and for applications for 4 or more trees, please see the "Arborist Report Requirements for Large Projects" document and submit a separate arborist report accordingly. Each tree proposed for removal must be marked with colored tape prior to City inspection.
 I hereby certify that there is no construction activity planned at the subject property within the next 12 months.

Property Owner Signature _____ Date _____

Location:
Property address: 341 Linfield Dr.

Certified arborist information
Name: Roy C. Leggett, III
ISA or ASCA #: WE-05564A Menlo Park Business License #: 71214
Company Name: Tree Management Experts Address: 3109 Sacramento St, San Francisco, CA 94111
Phone #: 415.605.3610 Email: roy@treemanagementexperts.com

Tree information:
Date of inspection: 10/13/23
Common name: Coast live oak
Botanical name: Quercus agrifolia
Tree location: East side frontage Tree height: 25
Tree diameter at 54 inches above natural grade: 13.0"
Tree circumference at 54 inches above natural grade: 41"
Appraised value (for development-related projects): \$1,500

Decision making criteria
Explain the tree's health (as defined by the current edition of the Guide for Plant Appraisal):
 Excellent Good Fair Poor Very Poor
Vigor is normal for the species. There is no significant pest or disease present. There is only minor twig dieback and minor foliage discoloration.

Describe the tree structure (as defined by the current edition of the Guide for Plant Appraisal):
 Excellent Good Fair Poor Very Poor
The main stem (trunk) has a severe defect (stem girdling) due to a rope. The rope is very deeply embedded and cannot be removed. Although grafting for water transport has likely occurred, loss of structural integrity is likely severe where the likelihood of failure is probable or imminent.

Use the decision making criteria table (attached) to explain why removal or pruning is recommended. Select all that may apply:
 Criteria 1: Death Criteria 2: Tree risk Criteria 3: Tree health Criteria 4: Species Criteria 5: Development Criteria 6: Utility interference

The condition of the heritage tree poses high risk rating under the International Society of Arboriculture Best Management Practices: Tree Risk Assessment. The risk cannot be reasonably abated to a low risk rating with sound arboricultural treatments.

If tree risk is a factor in recommending removal or heavy pruning, specify the target(s), the defective part(s), the likelihood of failure & impact rating, the consequence rating, the overall risk rating, and residual risk rating after mitigation (as defined by the current edition of the ISA Tree Risk Assessment Manual):
 Low Moderate High Extreme
The targets include constant occupancy of a house on one side, frequent occupancy of a parked or passing car on the other side, and occasional occupancy of pedestrians on the sidewalk. The defective part is the main stem or trunk. The likelihood of failure is imminent. The likelihood of failure and impact is medium. The consequences would be significant. The risk is high.

Roy C. Leggett, III
Print name
Roy C. Leggett, III
Arborist Signature
11/2/23
Date

PR rev 2020/4/16

WARREN DESIGN
870 E. CAMPBELL AVE. CAMPBELL, CA 95008 P: 650.869.2810

LINFIELD RESIDENCE
NEW RESIDENCE
341 LINFIELD DRIVE
MENLO PARK CALIFORNIA

Date: 05/02/2023
Drawn By: DW
Revisions:
▲
▲
▲
▲
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ARBORIST REPORT

Project No: 2320
Sheet No: A-1.5

GENERAL NOTES:

- WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIERS AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED (U.V.C.).
- ALL EXTERIOR HEADERS SHALL BE AT 8" O.U.D.
- ALL EXTERIOR DOORS SHALL BE AT LEAST 1 3/4" THICK
- ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED.
- BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH TO THE BOTTOM OF THE CLEAR OPENING, NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 SQUARE FEET
- SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS OVER A MOISTURE RESISTANT UNDERLayment TO MIN. HEIGHT OF 2" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES
- PROVIDE THERMOSTATIC MIXING VALVE OR INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE AT ALL SHOWERS PER C.P.C.
- WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.
- PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES
- WATER HEATERS SHALL BE STRAPPED WITH THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 1" MIN. A.F.T.
- OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
- AIR DUCTS IN GARAGE THAT PASS THRU LIVING/GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER
- INSTALL FIRE-RATED MTL. FIREPLACES PER MFG'S SPECS. PROVIDE I.C.C. APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION
- PROVIDE FIRE STOPS IN OPENINGS AT FLOOR & CEILING OF ALL FIREPLACES
- PROVIDE ACCD SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA. ALL DETECTORS TO BE INTERCONNECTED. TYPICAL.
- LANDINGS NO MORE THAN 7'3" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS, & NO MORE THAN 1/2" FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3'-0" DEEP MIN.
- ALL GYPSUM BOARD TO 5/8" TYP U.O.
- CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9.
- JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CALKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INTRUSION AND EXTRUSION. (CIBC SECTION 117)
- THE FIRST 8" OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (75) THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2" (150)(2) (CIBC)
- VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909 OF THE 2022 CALIFORNIA PLUMBING CODE.

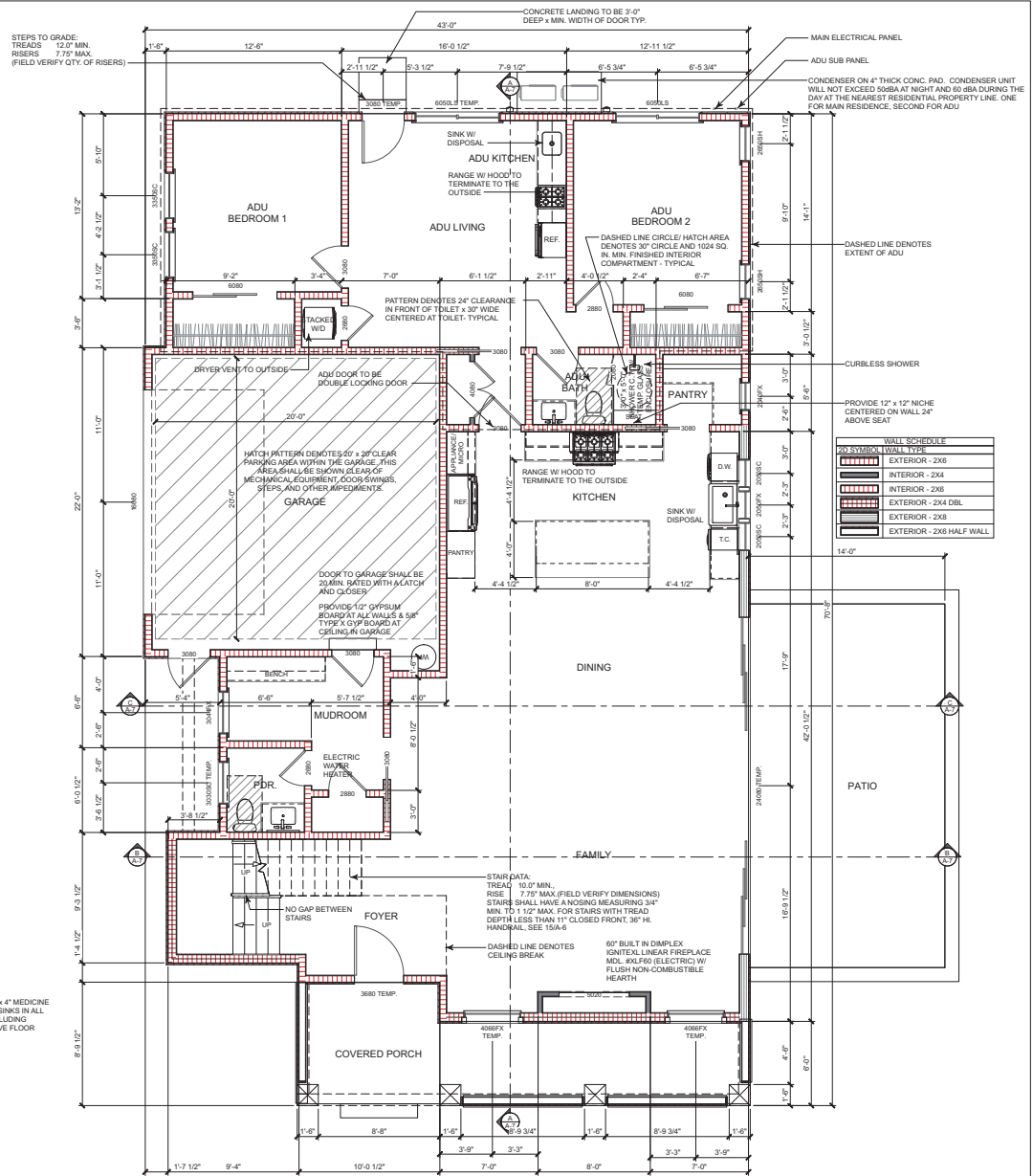
1. PLUMBING GENERAL NOTES:

- PROVIDE AN ACCESSIBLE SHUTOFF VALVE INSTALLED IN THE FUEL-SUPPLY PIPING OUTSIDE OF EACH APPLIANCE AND AHEAD OF THE UNION CONNECTION THERE TO. AN APPLIANCE FUEL CONNECTOR SHALL NOT BE CONCEALED WITHIN OR EXTEND THROUGH A WALL, FLOOR, OR PARTITION IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE OR CASING 2022 CMC 1312.3
- PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (i.e. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER) 2022 CPC 609.10
- IN ADDITION TO PRIMARY CONDENSATE DRAINS, WHEN COOLING COILS ARE LOCATED IN AN ATTIC, A SECONDARY OR OVERFLOW SHALL BE PROVIDED. THE REQUIRED OVERFLOW LINE SHALL BE SEPARATE FROM THE PRIMARY AND SHALL TERMINATE WHERE IT IS READILY OBSERVABLE (i.e. ABOVE WINDOWS OR DOORS). CMC 310.2
- ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
- PROVIDE DBL. SEISMIC STRAPPING AT ALL WATER HEATERS
- PLUMBING CONTRACTOR SHALL PROVIDE 1/8" VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR, C.B.C.
- IN SHOWERS & TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC
- NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLES PER CPC
- PLUMBING CONTRACTOR WILL PROVIDE A SINGLE LINE DIAGRAM OF THE GAS LINE INDICATING THE DISTANCE FROM THE METER TO EACH GAS-FIRED APPLIANCE. HE SHALL INCLUDE THE SIZE OF THE GAS PIPE TO EACH APPLIANCE. GAS PIPE SIZING TO BE PER TABLE 2-9.1 2022 CPC 1217. DIAGRAM SHALL BE PROVIDED AT TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK
- THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, SHOWER AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC 409.3)
- EXTERIOR WATER HEATER PIPING SHALL BE INSULATED AND WRAPPED TIGHTLY WITH UV RESISTANT TAPE (150.05)
- DISHWASHER SHALL BE FITTED WITH AN AIR GAP OR A HIGH LOOP IF THE MANUFACTURER'S INSTALLATION GUIDELINES ALLOW
- ON AND AFTER JANUARY 1, 2014, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY AS A CONDITION FOR ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT, THE PERMIT APPLICANT SHALL REPLACE ALL NON-COMPLIANT PLUMBING FIXTURES WITH WATER CONSERVING PLUMBING FIXTURES. SOME HISTORIC BUILDINGS MAY HAVE EXEMPT FIXTURES.
- WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS/FLUSH. SHOWER HEADS SHALL HAVE A WATER FLOW RATE NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

EXHIBIT	IF THE WATER USAGE EXCEEDS	IT MUST BE REPLACED WITH
WATER CLOSET	1.6 GAL / FLUSH	1.28 GAL / FLUSH
SHOWER HEAD	2.5 GAL / MINUTE	1.8 GAL / MINUTE
LAVATORY FAUCET	2.2 GAL / MINUTE	1.2 GAL / MINUTE
KITCHEN FAUCET	2.2 GAL / MINUTE	1.8 GAL / MINUTE

- WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE
- OPENINGS AROUND GAS VENTS, DUCTS & PIPING AT EACH FLOOR SHALL BE FIRE STOPPED
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- PROVIDE FIRE STOPS IN OPENINGS AT FLOOR & CEILING OF ALL FIREPLACES
- PROVIDE ACCD SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA. ALL DETECTORS TO BE INTERCONNECTED. TYPICAL.
- LANDINGS NO MORE THAN 7'3" LOWER THAN THRESHOLD FOR IN-SWINGING DOORS, & NO MORE THAN 1/2" FOR OUT-SWINGING & ENTRY DOORS. EXTERIOR LANDINGS TO BE 3'-0" DEEP MIN.
- ALL GYPSUM BOARD TO 5/8" TYP U.O.
- CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY CPC 408.9.
- JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CALKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INTRUSION AND EXTRUSION. (CIBC SECTION 117)
- THE FIRST 8" OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MIN. OF 1" (75) THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2" OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2" (150)(2) (CIBC)
- VENTING FOR ISLAND FIXTURES (VEGETABLE SINK) SHALL BE DESIGNED PER SECTION 909 OF THE 2022 CALIFORNIA PLUMBING CODE.

PROVIDE 24" x 36" x 4" MEDICINE CABINETS ABOVE SINKS IN ALL BATHROOMS (EXCLUDING POWERS) 44" ABOVE FLOOR



Proposed 1st Level Floor Plan

WARREN DESIGN

301E CAMPBELL AVE. CAMPBELL, CA 95008 P: 408.689.9300

LINFIELD RESIDENCE
NEW RESIDENCE
341 LINFIELD DRIVE
MENLO PARK CALIFORNIA

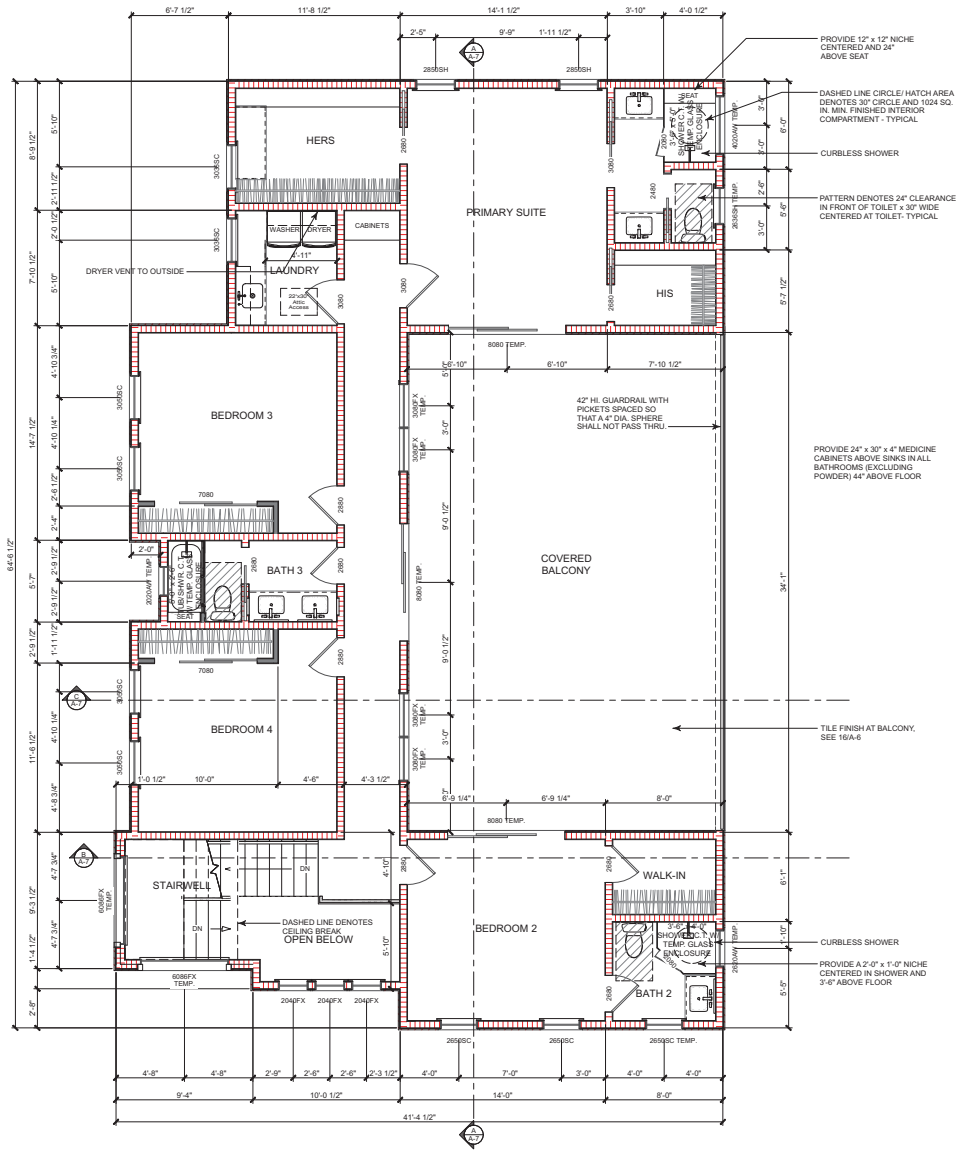
Date: 05/02/2023
 Drawn By: DW
 Revisions:

PROPOSED
1st LEVEL
FLOOR PLAN

Project No: 2320

Sheet No: A-2

11 of 18



Proposed 2nd Level Floor Plan

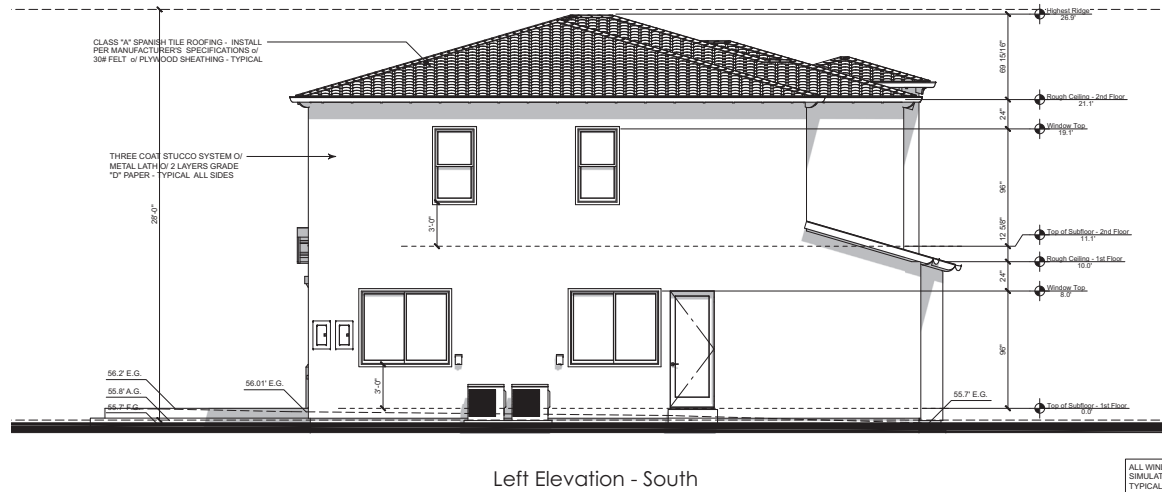
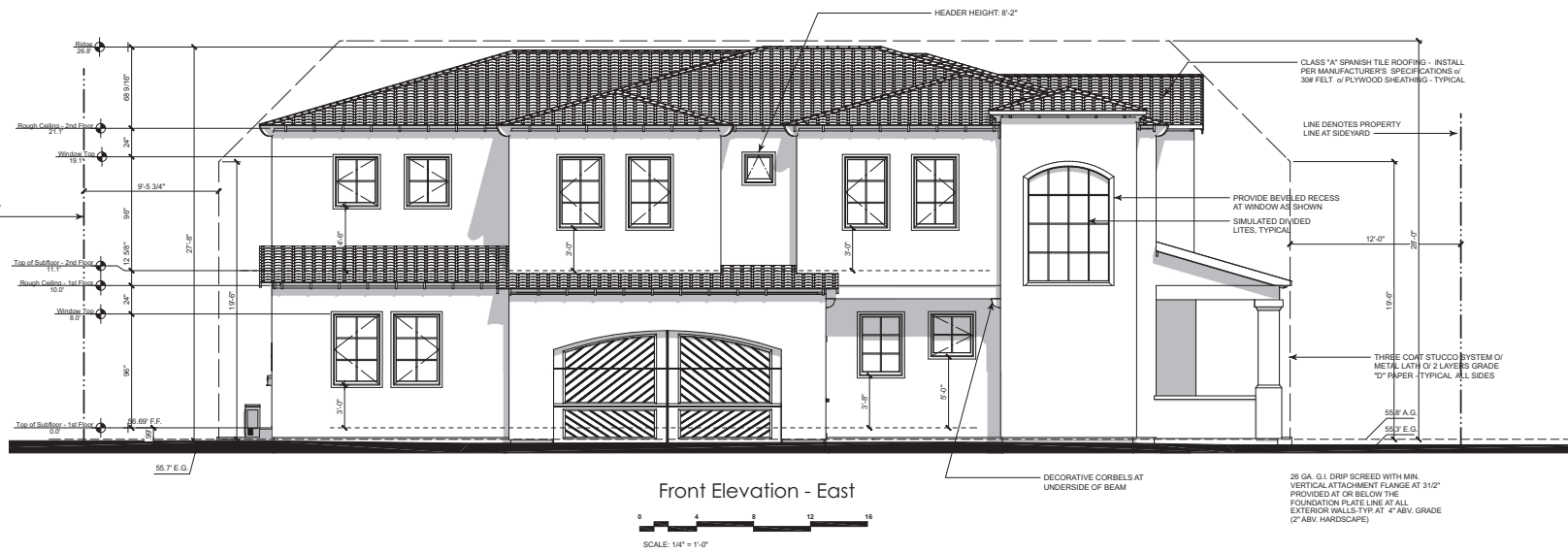


WARREN DESIGN

5701 CAMPBELL AVE. CAMPBELL, CA 95008 P: 408-699-2930

LINFIELD RESIDENCE
 NEW RESIDENCE
 341 LINFIELD DRIVE
 MENLO PARK CALIFORNIA

Date:	05/02/2023
Drawn By:	DW
Revisions:	
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PROPOSED	
2nd LEVEL	
FLOOR PLAN	
Project No:	2320
Sheet No:	A-3
	12 of 18



ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO:

- EXTERIOR WINDOWS AND DOORS.
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LPS ON BOTH SIDES UNDER STUCCO COPINGS.
- UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAME CONSTRUCTION AT WALL AND ROOF INTERSECTIONS.
- AT BUILT-IN GUTTERS.

ALL WINDOWS TO BE SIMULATED DIVIDED LITES, TYPICAL WHERE SHOWN

WARREN DESIGN

5816 CAMPBELL AVE. CAMPBELL, CA 95008 P. 408.689.8780

LINFIELD RESIDENCE
NEW RESIDENCE
341 LINFIELD DRIVE
MENLO PARK CALIFORNIA

Date: 05/02/2023

Drawn By: DW

Revisions:

EXTERIOR ELEVATIONS

Project No: 2320

Sheet No: A-4

13 of 18



Rear Elevation - West



26 GA. G.I. DRIP SCREED WITH MIN. VERTICAL ATTACHMENT FLANGE AT 3/16\"/>



Right Elevation - North

ALL WINDOWS TO BE SIMULATED DIVIDED LITES, TYPICAL WHERE SHOWN

WARREN DESIGN
5876 CAMPBELL AVE. CAMPBELL, CA 95008 P: 408.689.8700

LINFIELD RESIDENCE
NEW RESIDENCE
341 LINFIELD DRIVE
MENLO PARK CALIFORNIA

Date: 05/02/2023
Drawn By: DW

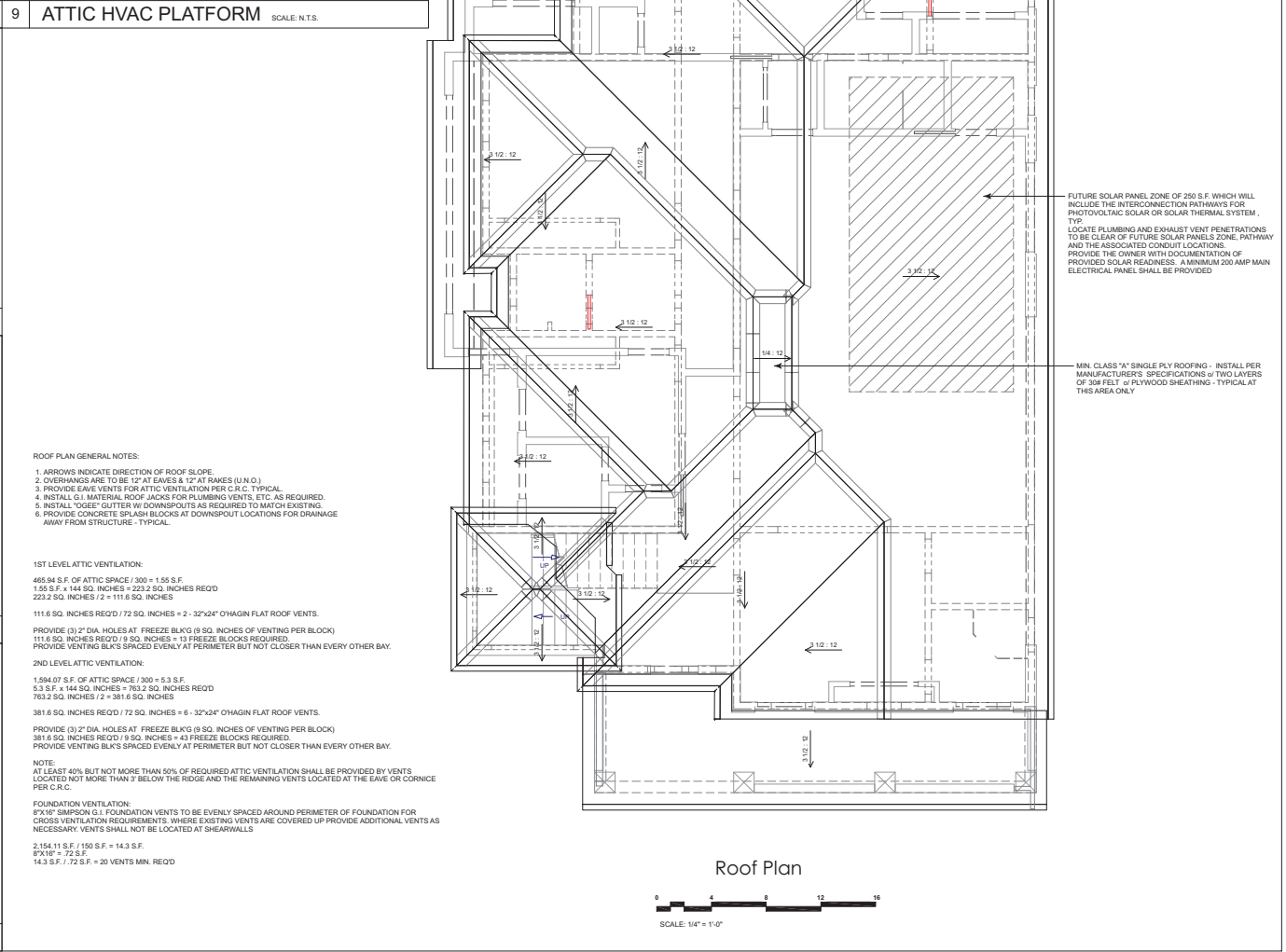
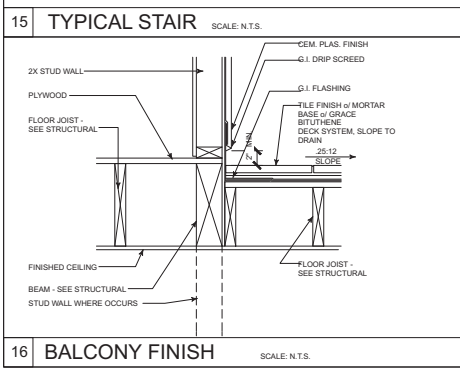
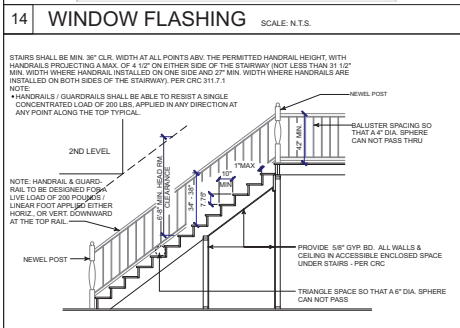
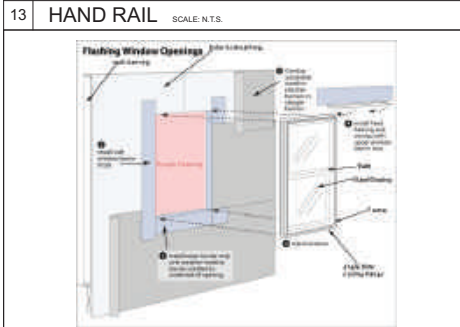
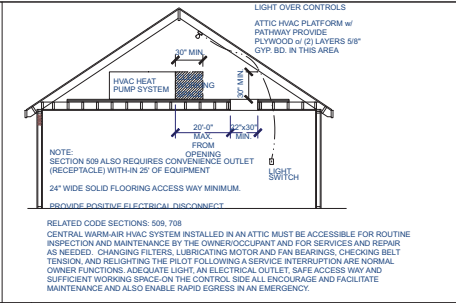
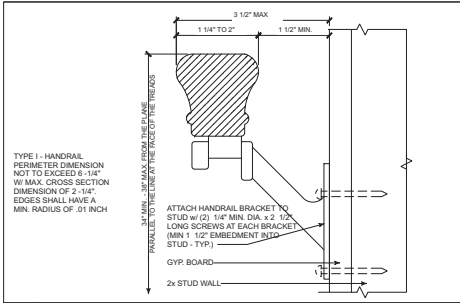
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EXTERIOR ELEVATIONS

Project No: 2320

Sheet No: A-5

14 of 18



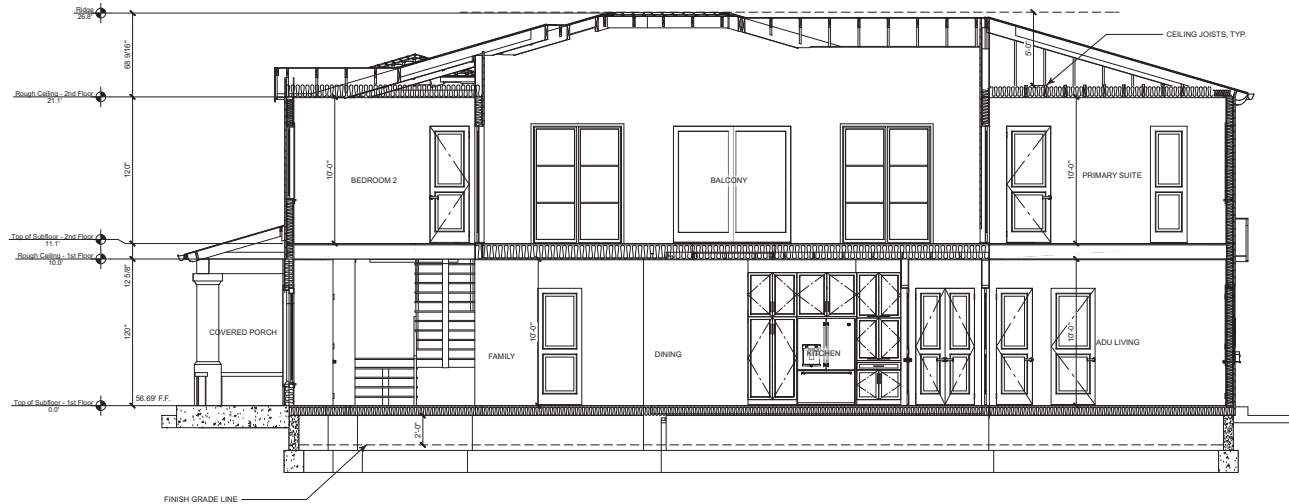
WARREN DESIGN
 5876 CANNIBELL AVE. CANNIBELL, CA 95009 P: 650-689-2810

LINFELD RESIDENCE
 NEW RESIDENCE
 341 LINFELD DRIVE
 MENLO PARK CALIFORNIA

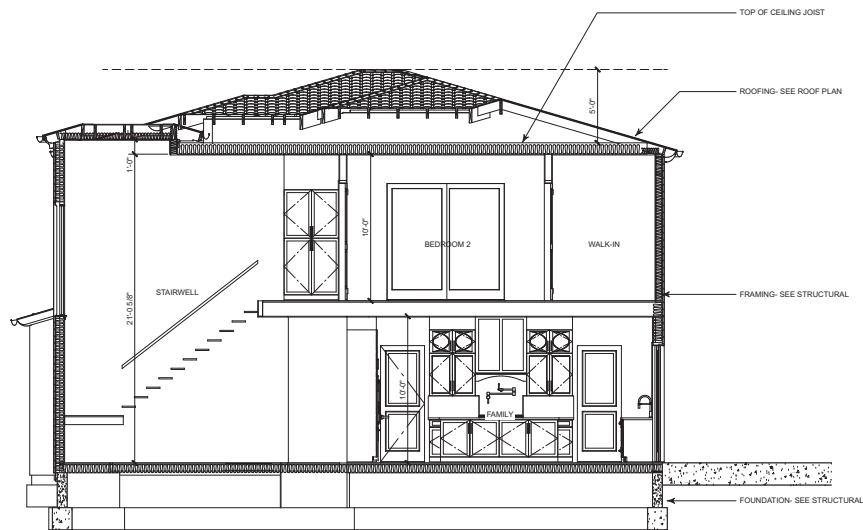
Date:	05/02/2023
Drawn By:	DW
Revisions:	
Project No:	2320
Sheet No:	A-6
15 of 18	

- GENERAL NOTES:
1. ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.
 2. FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC:
 - 2.a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL
 - 2.b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - 2.c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - 2.d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
 - 2.e. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

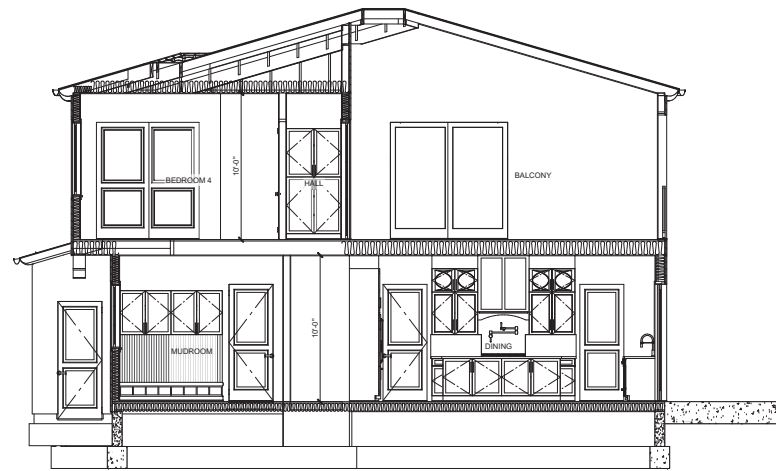
INSULATION REQUIREMENTS:
 WALL INSULATION: R-21
 FLOOR INSULATION: R-19
 ATTIC INSULATION: R-38
 PROVIDE RADIANT BARRIER AT UNDERSIDE OF ROOF AND GABLE END WALLS PER TITLE-24



Section A-A



Section B-B



Section C-C

WARREN DESIGN

579 E. CAMPBELL AVE. CAMPBELL, CA 95008 P. 408.689.2970

LINFIELD RESIDENCE
 NEW RESIDENCE
 341 LINFIELD DRIVE
 MENLO PARK CALIFORNIA

Date: 05/02/2023

Drawn By: DW

Revisions:

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SECTIONS

Project No: 2320

Sheet No: A-7

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Project Description**341 Linfield Drive, Menlo Park, California 94025**

Dear Menlo Park Planning Commission,

Thank you for your consideration of our application for a Use Permit for our project at 341 Linfield Drive in Menlo Park.

Purpose of proposal and scope of work

The purpose of our proposal is for construction at 341 Linfield Drive to replace the existing house on the property which was built in 1951 with a modernized structure and one that has more living space than the current structure but still in keeping with all City requirements. The request is for a use permit to demolish the existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot (9421 square feet) with regard to minimum lot depth in the R-1-U (single family urban residential) zoning district. There are a variety of both one-story and two-story structures on Linfield Drive.

Architectural style, materials, colors, and construction methods

Architectural style will be modern Mediterranean as shown in the plans. Materials will include house exterior comprised of stucco. Color of house / stucco will likely be white / cream. Construction methods will be in keeping with all City standards. We plan to engage a General Contractor with significant experience working on new constructions in Menlo Park and with a strong track record of complying with all City of Menlo Park building / construction method requirements. A variety of architectural styles are present in the neighborhood.

Basis for site layout

Site layout is informed by desire to comply fully with all setback requirements while at the same time leaving ample space between homes of immediate neighbors to preserve privacy. The setback from the border with adjacent neighbor at 351 Linfield Drive is more than 33 feet, and the setback versus the adjacent neighbor at 337 Linfield Place is more than 13 feet, both substantially more than the minimum setback requirements. We also intend to preserve existing landscaping trees along both property borders to preserve privacy. The site layout is also informed by our desire to protect the health of the existing trees on and near the property.

Existing and proposed uses

Existing use is as a residential property that is currently being rented. After construction our family comprised of us and our two young children plans to live in the house.

Outreach to neighboring properties

We delivered copies of our plans along with cover letters that included our contact information for any questions or concerns (see Exhibit A) to the mailboxes of all our immediate neighbors with which we share a property border, including 337 Linfield Place and 351 Linfield Drive, all of our neighbors directly across the street on Linfield Drive, including 320 Linfield Drive and 340 Linfield Drive, and all our neighbors directly across the street on Linfield Place including 321 Linfield Place, on December 22, 2023. We also met with all neighbors who expressed a desire to learn more about our project, including neighbors at 337 Linfield Place, 325 Linfield Place, 329 Linfield Place, and 308 Linfield Drive. We had our first in-person meeting on January 31, 2024 with these neighbors to discuss our project and to listen to their perspectives. In response to this discussion with the

neighbors, we adjusted our initial set of plans by modifying the backyard fence location to optimize visibility for vehicles turning into the cul-de-sac by even more than the City's view triangle requirements, moved the house farther away from the property border with 337 Linfield Place, and moved the driveway farther away from the center of the cul-de-sac where children tend to play the most frequently. We had another in-person meeting on February 25, 2024 with the neighbors at 337 Linfield Place, 325 Linfield Place, 329 Linfield Place, and 308 Linfield Drive, and agreed that these changes would help address the preferences articulated by the neighbors at our prior meeting on January 31, 2024. We also had discussions with some other neighbors in the neighborhood and have not learned of any concerns beyond the items noted above which we discussed with the neighbors twice as already described. We continue to believe that this project will enhance the look and safety of the neighborhood, both of which we care deeply about since we will be living in the home and have our own small children who also enjoy playing in the cul-de-sac.

Sincerely,
Shirin & Justin Sabet-Peyman (owners of 341 Linfield Drive)

Exhibit A

Dear Neighbor,

Hope you're doing well. This is from Justin & Shirin, the owners of 341 Linfield Drive. We are planning to do construction on our property because we would like to reoccupy it as our residence. Given the current house on the property is over 50 years old, we plan to remove the current structure and build a new home on it. Please find attached our latest plans. We are hopeful that this construction project will enhance the look of the neighborhood and the value of nearby homes. Please reach out to Justin at justinsp@gmail.com or [cell phone number also provided] if you would like to discuss any aspects related to our project or if you have any questions or concerns. At this point, we do not yet know when we will begin construction as we still have some work to do but wanted to share our latest plans with you.

Hope you enjoy a wonderful holiday season, and best wishes for the New Year!

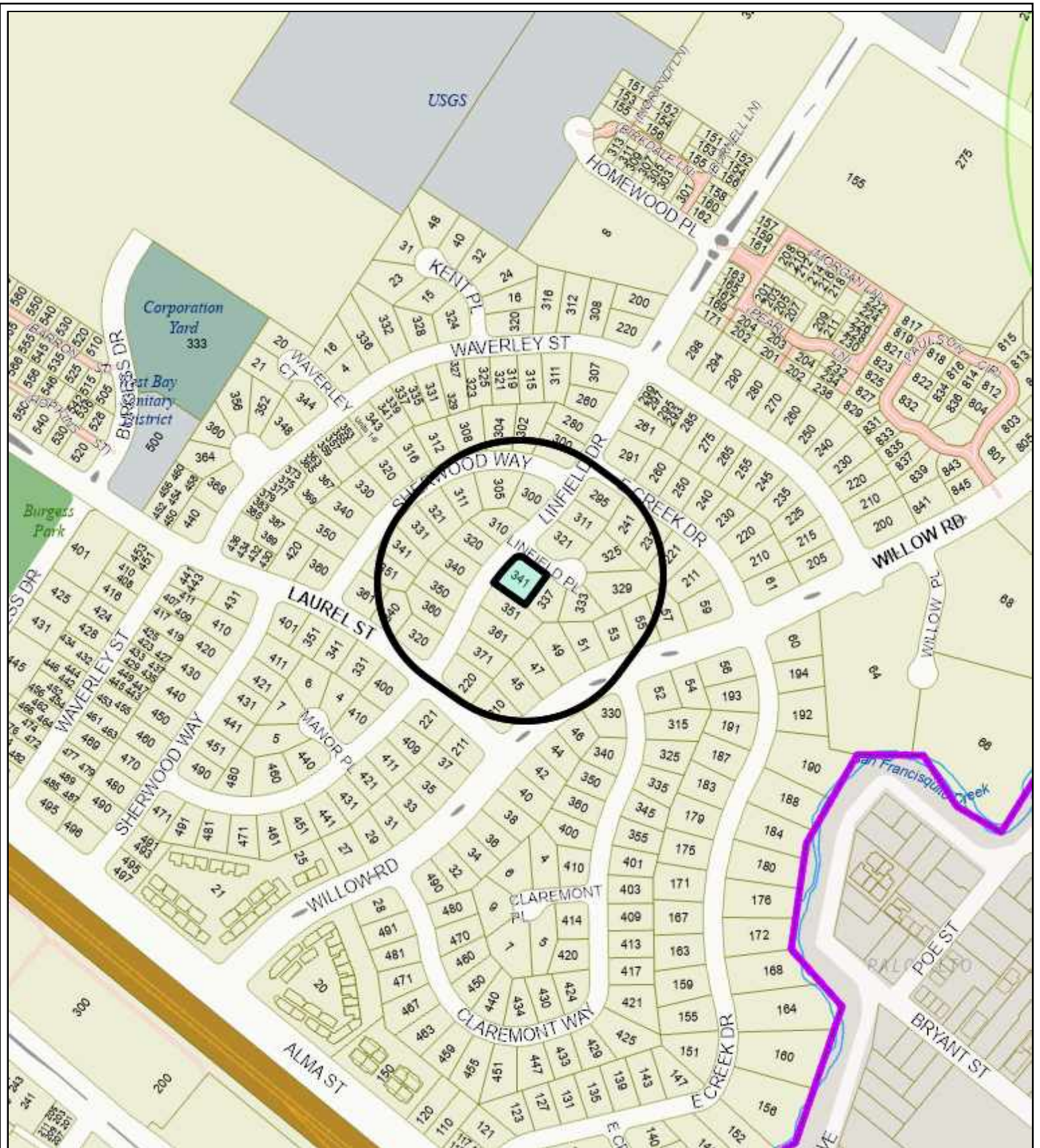
Thank you,

Justin

LOCATION: 341 Linfield Drive	PROJECT NUMBER: PLN2023-00045	APPLICANT: A. Justin Sabet-Peyman	OWNER: A. Justin Sabet-Peyman
<p>PROJECT CONDITIONS:</p> <ol style="list-style-type: none"> 1. The use permit shall be subject to the following standard conditions: <ol style="list-style-type: none"> a. The applicant shall be required to apply for a building permit within one year from the date of approval (by April 15, 2025) for the use permit to remain in effect. b. Development of the project shall be substantially in conformance with the plans prepared by Warren Design consisting of 16 plan sheets, dated received March 28, 2024 and approved by the Planning Commission on April 15, 2024, except as modified by the conditions contained herein, subject to review and approval of the Planning Division. c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project. d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project. e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes. f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division. g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits. h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Tree Management Experts, dated received March 5, 2024. i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application. j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings. 			

341 Linfield – ATT A Ex. C – Conditions of Approval

LOCATION: 341 Linfield Drive	PROJECT NUMBER: PLN2023-00045	APPLICANT: A. Justin Sabet-Peyman	OWNER: A. Justin Sabet-Peyman
PROJECT CONDITIONS: <ul style="list-style-type: none">k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.2. The use permit shall be subject to the following project-specific conditions:<ul style="list-style-type: none">a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing the removal of the bushes along the Linfield Place frontage, and removal of the wood retaining wall within the right-of-way along the Linfield Place frontage, on all relevant sheets. Prior to building permit final inspection, the applicant shall remove the bushes along the Linfield Place frontage and remove the wood retaining wall within the right-of-way along the Linfield Place frontage, subject to review and approval of the Planning and Engineering Divisions.			



City of Menlo Park
 Location Map
 341 Linfield Drive



Scale: 1:4,000

Drawn By: CDH

Checked By: CDS

Date: 4/15/2024

Sheet: 1

	PROPOSED PROJECT		EXISTING PROJECT		ZONING ORDINANCE	
Lot area	9,420 sf		9,420 sf		7,000 sf min	
Lot width	94.8 ft		94.8 ft		65 ft min	
Lot depth	97.4 ft		97.4 ft		100 ft min	
Setbacks						
Front	20.3 ft		12.5 ft		20 ft min	
Rear	33.4 ft		7.3 ft		20 ft min	
Side (left)	13.2 ft		25.2 ft		10% of min. lot width not less than 5' or more than 10'	
Side (corner)	12.0 ft		21.2 ft		12 ft min	
Building coverage	2,820 sf 30 %		2,175 sf 26 %		3,297 sf max 35 % max	
FAL (Floor Area Limit)*	4,200 sf		2,403 sf		3,405 sf max	
Square footage by floor	1,351 sf/1 st 1,600 sf/2 nd 798 ADU 451 sf/garage 220 sf/covered porch		1,962 sf/1 st 441 sf/garage			
Square footage of buildings	4,420 sf		2,403 sf			
Building height	27.7 ft		16 ft		28 ft max	
Parking	2 covered spaces		2 covered spaces		1 covered and 1 uncovered space	
Note: Areas shown highlighted indicate a nonconforming or substandard situation						
Trees	Heritage trees	5	Non-Heritage trees	2	New trees	1
	Heritage trees removed	1	Non-Heritage trees proposed for removal	1	Total Number of trees	6

*The project is permitted to exceed the floor area limit by 798 square feet to allow for the construction of the ADU.

Tree Management Experts

Consulting Arborists

3109 Sacramento Street
San Francisco, CA 94115

Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified

email Roy@treemanagementexperts.com

cell 415.606.3610



Justin Sabet-Peyman

**341 Linfield Dr.
Menlo Park, CA 94025**

via email: justinsp@gmail.com

Date: 11/2/23

ARBORIST REPORT

Tree Protection During Development

Assignment

- Provide a site visit to evaluate various trees on and adjacent to the building site at 341 Linfield Drive, Menlo Park.
- Develop tree protection specifications and mitigation requirements based on construction needs.
- Provide a marked site plan to show tree protection measures for site preparation.
- Provide an Arborist Report for Tree Protection During Development to meet City of Menlo Park requirements.

Tree Preservation and Protection

The existing single-family home and adjacent garage will be torn down and replaced with a new structure facing Linfield Place. In addition, all existing hardscape, retaining walls and an outdoor fireplace will be removed. The new garage will be relocated to be on Linfield Place and under the new house. Existing underground utilities are to be used. Existing property lines are fenced, and a new fence will be installed at the property line adjacent to Linfield Drive.

List of plans reviewed and date of plans:

- Topographic Survey by Lea & Braze Engineering, Inc. dated 12/7/22
- Plan set by Warren Design dated 5/2/23

This Arborist Report fulfills the City ordinance requirement for tree protection during development, and must be submitted in conjunction with the development proposal.

Project Arborist

The Project Arborist is hereby specified as either of these Certified Arborists from Tree Management Experts:

Roy Leggitt	roy@treemanagementexperts.com	415.606.3610
Aaron Wang	aaron@treemanagementexperts.com	847.630.3599

Tree Management Experts

Consulting Arborists

3109 Sacramento Street
San Francisco, CA 94115

Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified

email Roy@treemanagementexperts.com

cell 415.606.3610



Tree Inventory Table

A total of 7 trees are currently on site or adjacent to the site as street trees. Tree 1 is smaller than Heritage tree size, is within the new building footprint and will be removed. Tree 4 is a Heritage tree that has very poor structure due to a severe trunk defect and will be removed based on high risk. The remaining 5 trees will be retained and require tree protection during construction.

The attached 14 photographs are labeled with the assigned tree numbers shown, and for reference on the attached marked site plan. All trees have been evaluated in the field, as shown on the Tree Inventory Table below:

Tree #	Tree Species	Dia.	TPZ Dia.	Designation	Health	Structure	Preservation Suitability	Tree Disposition	Tree Risk (if applicable)	Appraised Value
1	Lagerstroemia hybrid	14.7"	n/a	Remove	Excellent	Excellent	Very poor	Remove	n/a	\$ 12,600
2	Betula pendula	17.0"	28'	Heritage	Good	Good	Good	Preserve	n/a	\$ 4,200
3	Quercus agrifolia	16.2"	27'	Heritage	Excellent	Good	Good	Preserve	n/a	\$ 6,800
4	Quercus agrifolia	13.0"	n/a	Heritage	Good	Very Poor	Poor	Remove	High	\$ 1,500
5	Cinnamomum camphora	33.3"	56'	Street	Poor	Fair	Fair	Preserve	n/a	\$ 29,900
6	Cinnamomum camphora	27.2"	45'	Street	Poor	Fair	Fair	Preserve	n/a	\$ 19,900
7	Quercus lobata	2.8"	5'	Street	Excellent	Good	Good	Preserve	n/a	\$ 600

Protected status is based on Chapter 13.24 Heritage Trees, as amended by Ordinance No. 1060, and applies to trees of at least 6 inches diameter. Trees that are smaller than this diameter may be removed on a discretionary basis. Trees that remain and are present during construction, regardless of trunk diameter, are subject to protection in this Arborist Report.

The tree protection zone (TPZ) diameter is 20 times the trunk diameter. The TPZ diameters are rounded to the nearest foot.

Each tree identified as suitable for preservation is in fair to good overall condition. There are no serious health or structural issues that would require removal. All trees so designated are expected to tolerate normal construction impacts provided that tree protection measures are followed.

General Tree Protection Measures

Tree Protection Measures for All Areas

These tree protection and preservation guidelines are to be followed during pre-construction, demolition, construction, and post-construction.

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ANY TREE ON SITE PROTECTED BY THE CITY'S MUNICIPAL CODE WILL REQUIRE REPLACEMENT ACCORDING TO ITS APPRAISED VALUE IF DAMAGED BEYOND REPAIR AS A RESULT OF CONSTRUCTION.

SITE PLAN

A marked Site Plan with a graphic scale is attached. This Site Plan shows all tree protection measures as follows:

Dark blue indicates trees and tree protection zones (TPZs).

Orange indicates trees to be removed.

Red dashed lines indicate tree protective fencing, and posts are illustrated with "X" marks along the lines.

Brown indicates root buffer areas.

Light blue indicates where planking is to be installed.

Green areas are to be mulched and irrigated.

Pink areas are special work zones. Each of the 5 special work zones will require scheduled site visits with the Project Arborist, as specified below.

TREE PROTECTIVE FENCING AND WARNING SIGNS

Placement: all fence installation lines are indicated on the *Tree Protection Plan*. Trees requiring fencing include Trees 2, 3, 5, 6 and 7.

Type and Size: All fences are installed over soil where 6-foot high chain link fencing shall be placed on 2-inch tubular galvanized iron posts driven a minimum of 2 feet into undisturbed soil and spaced not more than 10 feet on center.

Duration: Tree fencing shall be erected prior to any demolition, grading or site preparation activity, and shall remain in place for the duration of the project.

'Warning' Signs: 'Warning' signs shall be posted on Tree Protective Fencing not less than every 20 feet stating "TREE PROTECTION FENCE – DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST"

Tree Management Experts

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3109 Sacramento Street
San Francisco, CA 94115

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Before issuance of a demolition and/or building permit, the Project Arborist is to inspect the tree protective fencing installation before any equipment comes onto the site, and shall submit a verification letter to the City.

Tree protection fencing is required to remain in place throughout construction and may only be moved or removed with written authorization from the City Arborist, or by the Project Arborist when a copy of the written authorization is submitted to the City.

TRUNK PROTECTION

Planking shall be installed around the lower 6 feet of the trunk of Tree 3. The trunk shall be wrapped with a minimum of 4 layers of orange plastic snow fencing, then a layer of 2X4 planks set on end, edge-to-edge and wrapped with a minimum of 4 additional layers of orange plastic snow fencing.

Any alternatives to planking are subject to review and approval by the Project Arborist.

MULCH

Placement: All areas enclosed by Tree Protective Fencing shall have a 4 to 6-inch deep layer of mulch applied, leaving a 12-inch distance around each tree trunk free of mulch.

Type and Size: Mulch material shall be 2-inch unpainted, untreated wood chip mulch or an approved equal.

Duration: Mulch shall be placed in all designated areas prior to any demolition or construction activity.

IRRIGATION

Existing irrigation is to be maintained in TPZ areas of trees. All trees are to be irrigated with existing irrigation, or with long-term temporary irrigation such as soaker hoses. Water supplied to these trees is to be at the rate of 10 gallons per trunk diameter inch, once per week, from May through October. Irrigation may be reduced or eliminated to Tree 3 seasonally by the Project Arborist.

Irrigation lines may best be put in place before mulch is installed. The irrigation lines can be pinned down with landscape staples, then mulch applied.

ROOT BUFFER

Placement: A temporary protective Root Buffer must be installed in any TPZ area that is not fenced or protected by asphalt or concrete flatwork. The need for a Root Buffer may change during construction should existing surfaces be removed and not be replaced immediately.

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email Roy@treemanagementexperts.com

cell 415.606.3610



Type and Size: The Root Buffer shall consist of a base course of tree chips spread over each designated area to a minimum depth of 6 inches, and topped with a 3/4-inch plywood layer as a working surface. The plywood layer must be secured with mending plates or similar to lock plywood panels together.

Duration: All Root Buffers shall remain in place for the duration of the project.

General Construction Procedures

DEMOLITION

All tree protective fencing, root buffers, mulch and irrigation must be in place prior to demolition.

At no time is any wheeled equipment, a Bobcat® or an excavator allowed to enter or cross over TPZ areas, except where existing concrete flat work remains as a temporary root buffer, or where a mulch and plywood root buffer has been installed.

STAGING AREAS AND SITE ACCESS

Staging areas are available in the areas of existing asphalt and concrete flatwork and on the street frontage. Rear yard areas not associated with a tree protection zone may be used for staging.

All site access for demolition and construction must occur from Linfield Drive and use the existing concrete driveway, or through the gap between trees 3 and 5, after tree 4 is removed.

SWALE EXCAVATION

Grading changes shall not exceed 4 inches of depth in cuts, or 6 inches of depth in fill where such grade changes are within Tree Protection Zones.

Swale excavation areas will be subject to mulching and irrigation, and are not anticipated to require further mitigation.

UTILITY TRENCHING

All new utilities will be connecting to existing lines without any new excavation through TPZ areas. If any utility trenches must be excavated through any TPZ area, either directional boring or Air-spade® (or equivalent) excavation is required.

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FOUNDATION CONSTRUCTION

Foundation construction will cause root impacts from over-excavation, with root losses to trees 3, 5 and 6. The following mitigation is required and must be completed with oversight by the Project Arborist:

Hand Excavation

All portions of foundation excavation or over-excavation for forming that occur within TPZ areas shall be completed by hand. All roots encountered of any size whatsoever shall be cleanly cut with a sharp tool at the excavation perimeter.

Excavation Tailings

All tailings derived from excavation of the perimeter footings shall be immediately placed within the confines of the perimeter foundation, on a root buffer, or outside all TPZ areas. No tailings shall be stockpiled, abandoned or allowed to remain overnight in any TPZ.

Soil Fracturing

All inadvertent compaction of soil within any TPZ shall be loosened by soil fracturing with Air-spade® (or equivalent) excavation equipment subsequent to all equipment access needs.

Tree-by-Tree Impacts

Tree 1

Tree 1 is within the building footprint and will be removed. This tree is 14.7" diameter and is not a Heritage tree. See photo 1.

A replacement tree can be planted in the new rear yard and could be a similar tree, a crape myrtle hybrid (*Lagerstroemia* hybrid).

Tree 2

Tree 2 is on the adjacent property to the south, and the TPZ overlaps into the rear yard. This tree is 17.0" diameter and is a Heritage tree. See photo 2.

Tree protective fencing at the perimeter of the TPZ will exclude all activity. This area must be irrigated and mulched.

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Tree 3

Tree 3 is a coast live oak in front of the new building, and is surrounded by infrastructure that will be demolished, shrubbery and stumps that will need to be removed, foundation excavation for the new building, and grading for a new driveway. The tree is 16.2" diameter and is a Heritage tree. See photos 3, 4 and 5.

There are two Special Work Zones shown on the site plan, as follows:

Special Work Zone 1:

Demolition Phase

- Demolition of the existing outdoor fireplace will be taking place along 8 linear feet of the west edge of the TPZ.
- This work will require use of heavy equipment (a Bobcat® tractor, or similar), and will extend below grade by at least several inches, and potentially about 2 feet, depending on footing depths.
- All work must be completed from the west side only.
- It is anticipated that some root cutting to clean up broken or damaged roots will be required.
- The demolition root pruning must be completed under direct supervision of the Project Arborist.

Landscaping Phase

- New permanent fencing, paved surfaces, irrigation, drains, grading and planting excavation pits are anticipated.
- The Project Arborist must be on site during all of these activities.
- This work will likely require use of heavy equipment (a Bobcat® tractor, or similar). Access with this equipment can only occur from the Linfield Drive frontage, and over a root buffer.
- Landscape plans affecting this tree must be reviewed and approved by the Project Arborist.

Special Work Zone 2:

Demolition Phase

- Demolition will include the removal of the entire existing house including footings (nearby and adjacent), flatwork such as a walkway of approximately 60 square feet of concrete, a low wood retaining wall of 10 linear feet, shrubs, and several stumps including two that are about 14 inches diameter.
- These demolition activities will need to be phased. During the first phase trunk planking must be in place, and all work will need oversight by the Project Arborist. The existing shrubs, stumps, low retaining wall and flatwork can then be taken out, and tree protective fencing installed.

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- Only after tree protective fencing is in place can demolition of the structure and footings occur. The structure demolition will not impact Tree 3.

Construction Phase

- New construction will include over-excavation for footings for 12 linear feet, and grading and construction for a new driveway of 200 square feet.
- The new footings will likely encounter roots for a distance of about 10 feet. Excavation will require oversight by the Project Arborist. Root cutting will need to be completed by the Project Arborist.
- Grading and construction of the new driveway will likely encounter numerous roots for a distance of about 16 feet. This work is to be completed under the direct supervision of the Project Arborist. Grading should occur with heavy equipment but stop short of the final cut by 1 foot distance. The last 1 foot of excavation is to be completed by hand, allowing for the relatively small roots to be cut cleanly with a sharp shovel. Any larger roots will need to be cut by the Project Arborist.

Landscaping Phase

- New permanent fencing (10 linear feet), paved surfaces (40 square feet), irrigation, drains, grading and planting excavation pits are anticipated within the entire understory of the tree (573 square feet).
- The Project Arborist must be on site during all of these activities.
- This work will likely require use of heavy equipment (a Bobcat® tractor, or similar). Access with this equipment can only occur from paved surface, or from over a root buffer.
- Landscape plans affecting this tree must be reviewed and approved by the Project Arborist.

Tree 4

Tree 4 has been girdled by a rope that was wrapped around the tree, and has now been over-grown by the tree. See photos 6 and 7.

Tree risk assessment (TRAQ) characterizes this tree as High Risk. See the attached Basic Tree Risk Assessment form. Because there is no means to reduce or manage the risk, this tree needs to be removed.

Trees 5 and 6

Trees 5 and 6 are large street trees that have overlapping tree protection zones and need to be managed together as a single set of issues. An existing entry walk passes between the two trees and runs in a straight line to the existing house, and this will be replaced but kept in the current location until it steps to the side to meet a new porch. The entry pathway is lifted in places and will likely require some root pruning, especially when it is further away from Tree 5 and nearing the porch. The new porch is within the TPZ of tree 5, but is at the edge where construction grading and footings are likely to encounter fine roots. The

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existing concrete driveway that is doubling as a root buffer will eventually be demolished and the land converted to landscape areas, and root impacts during that demolition could result in root damage unless done with care. See photos 8 through 13.

The final Landscape Phase for the understory will include:

- New construction will replace part of the entry walkway within the old alignment where near the trees (96 square feet), grading and construction of a new entry walk in a new alignment where further away from the trees (72 square feet), and installation of new permanent fencing (72 linear feet), irrigation, drains, grading and planting excavation pits are anticipated within the entire understory of the tree (980 square feet).
- The Project Arborist must be on site during all of these activities.
- This work will likely require use of heavy equipment (a Bobcat® tractor, or similar). Access with this equipment can only occur from paved surface, or from over a root buffer.
- Landscape plans affecting this tree must be reviewed and approved by the Project Arborist.

Special Work Zone 3:

Demolition Phase

- Demolition will include the removal of part of the existing entry pathway and patio leading to the old house (80 square feet of concrete flatwork), and grading for the new porch sub-grade (100 square feet).
- If roots are encountered at all they will likely be small and fine roots that can be cleanly cut with a shovel. The edge of grading must be pre-cut with a sharp shovel, then graded with a tracked Bobcat®, or similar.
- All excavation tailings must be removed from the TPZ area.
- The Project Arborist must be on site for all demolition and grading work within the TPZ areas.

Construction Phase

- New construction will include excavation for new footings (two discreet locations of 4 square feet each)
- Locations are arbitrary and cannot be moved or re-located.
- If roots are encountered at all they will likely be small and fine roots with negligible impact on tree health.
- All excavation tailings must be removed from the TPZ area.
- The new footings (piers) will be part of foundation excavation and will require the Project Arborist to be on site.

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Special Work Zone 4:

Demolition Phase

- Demolition will include the removal of part of the existing entry pathway leading to the old house with preparation of the sub-grade for new flatwork and forming (96 square feet), and grading for a new entry pathway (72 square feet).
- Larger roots may be encountered during this work.
- All work must be done with hand tools. Except for wheelbarrows, no other wheeled or tracked equipment of any kind is allowed within this area.
- Root cutting can only be done by or under the direct supervision of the Project Arborist.
- The Project Arborist must be on site for all work in this area.

Construction Phase

- New construction will include the forming and installation of a new entry pathway (168 square feet).
- Larger roots will likely be encountered during the installation of forms.
- Root cutting can only be done by or under the direct supervision of the Project Arborist.
- The Project Arborist must be on site for all work in this area.
- All work must be done with hand tools. Except for wheelbarrows, no other wheeled or tracked equipment of any kind is allowed within this area.

Special Work Zone 5:

Demolition Phase

- Demolition will include the removal of the existing driveway for the old house (200 square feet).
- Larger roots will likely be encountered during this work.
- All work done by a Bobcat® tractor or other heavy equipment must be done from on the existing concrete surface.
- When not on an existing concrete surface, work must be done with hand tools.
- The Project Arborist must be on site for all work in this area.

Tree Plan or Site Map

The tree plan or site map shall include permeable paving located within the dripline, approved utility pathways, grade changes, surface and sub-surface drainage and aeration systems, walls, tree wells, retaining walls, grade change barriers (both temporary and permanent), landscaping and irrigation within the dripline of trees, and the location and species of replacement trees designated for removal. Include a list of replacement trees with values, the appraised value of tree removals, and the amount of an in-lieu fee, if any.

Maintenance and Ongoing Care

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Maintenance and Ongoing Care

Tree maintenance and ongoing care is necessary in preparation for construction, and throughout the entire timeline for construction. Anticipated needs include ongoing pruning, irrigation and tree protection during landscaping.

PRUNING

Tree 3 requires pruning at this time. End-heavy and lower branches that are likely to interfere with construction, building envelopes and/or vehicles need to be pruned according to ANSI A300 industry standards, by a licensed contractor for tree service (C-61/D-49), and with oversight by the Project Arborist.

Pruning may be required before completion of the project, and as those needs develop they will be identified by the Project Arborist during monthly inspections. Specifications for additional pruning will be determined based on project needs and/or tree maintenance needs.

IRRIGATION OPERATION

Long-term temporary irrigation must be supplied to all protected trees. All water supply lines shall be run above soil surfaces and without any trenching in any TPZ area. Water shall be provided to all TPZ areas indicated as receiving mulch and irrigation on the Site Plan, through standard gear-driven irrigation heads or through soaker hoses.

Water quantity and frequency shall occur 1 time per month during irrigation season (usually March through September). An automated watering system shall be used to provide 10 gallons of water per inch of trunk diameter.

LANDSCAPING

Care must be exercised during landscaping to avoid any trenches across existing TPZ areas. If sub-surface trenches must be installed, common trenches should be used and they should stay as far away from the trees as possible. A trench running along a radius line directly toward a tree is preferable to a cross trench. If extensive trenching is done, Air-spade® excavation is highly recommended.

Care must be taken to keep mulch away from the base of all trees and other woody plants. Similarly, soil grades must be carefully monitored to keep excess soil from accumulating around the base of trees and shrubs.

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Project Arborist Schedule

The Project Arborist is to be authorized to regularly inspect and provide a letter report:

- After tree protection is in place and before any demolition begins
- After meeting with the General Contractor on a job briefing to review this report and the trees on site
- Monthly between the 1st and the 10th
- Any special inspections based on interim construction needs within TPZ areas
- With the Landscape Contractor prior to any landscape construction
- At the close of construction

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Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

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Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Certification of Performance

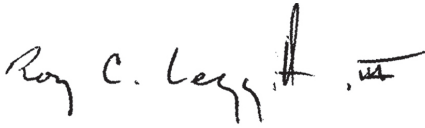
I, Roy C. Leggitt, III, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

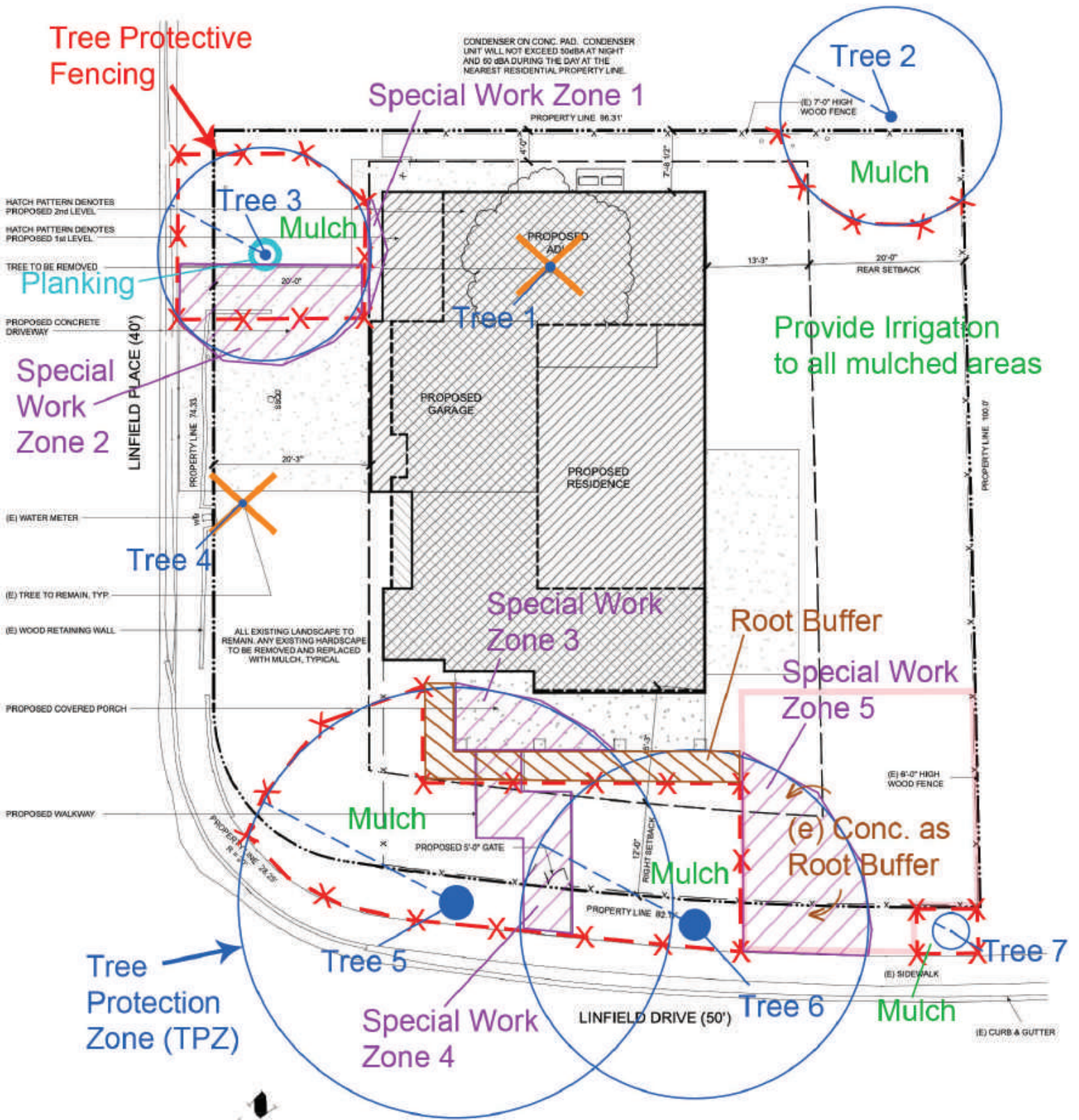
I am a member in good standing of the American Society of Consulting Arborists and a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Plant Science, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 35 years.


Signed: _____
Certified Arborist WE-0564A

Date: 11/2/23 _____



Site Plan

Graphic Scale in feet



Tree
1

1



Tree
2

2

Tree
3

3



4

**Stumps in TPZ 3
Grind shallow and
hand grub**

5

Tree
4

6

Girdled
Stem

Tree
4

7



8



9

Tree 6

Retain as a temporary root buffer

Tree
4

Retain during
construction as a
temporary root buffer

10



Tree 5

11



Maintain
Existing Grade

Use this approach
for the new walkway

Tree
5

Maintain
Existing
Grade

Tree
7

ARBORIST REPORT

Public Works
 701 Laurel St., Menlo Park, CA 94025
 tel: 650-330-6780



Please complete one form for each tree (up to 3 trees). For development-related projects and for applications for 4 or more trees, please see the “Arborist Report Requirements for Large Projects” document and submit a separate arborist report accordingly. Each tree proposed for removal must be marked with colored tape prior to City inspection.

I hereby certify that there is no construction activity planned at the subject property within the next 12 months.

 Property Owner Signature Date

Location	
Property address: 341 Linfield Dr.	
Certified arborist information	
Name: Roy C. Leggitt, III	
ISA or ASCA #: WE-0564A	Menlo Park Business License #: 71214
Company Name: Tree Management Experts	Address: 3109 Sacramento St, San Francisco, CA 94115
Phone #: 415.606.3610	Email: roy@treemanagementexperts.com
Tree information:	
Date of inspection: 10/13/23	
Common name: Coast live oak	
Botanical name: <i>Quercus agrifolia</i>	
Tree location: East side frontage	Tree height: 25
Tree diameter at 54 inches above natural grade: 13.0"	
Tree circumference at 54 inches above natural grade: 41"	
Appraised value (for development-related projects): \$1,500	
Decision making criteria	
Explain the tree's health (as defined by the current edition of the Guide for Plant Appraisal):	
<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Very Poor	
Vigor is normal for the species. There is no significant pest or disease present. There is only minor twig dieback and minor foliage discoloration.	
D30	

Describe the tree structure (as defined by the current edition of the Guide for Plant Appraisal):

- Excellent
- Good
- Fair
- Poor
- Very Poor

The main stem (trunk) has a severe defect (stem girdling) due to a rope. The rope is very deeply embedded and cannot be removed. Although grafting for water transport has likely occurred, loss of structural integrity is likely severe where the likelihood of failure is probable or imminent.

Use the decision making criteria table (attached) to explain why removal or pruning is recommended. Select all that may apply:

- Criteria 1:
Death
- Criteria 2:
Tree risk
- Criteria 3:
Tree health
rating
- Criteria 4:
Species
- Criteria 5:
Development
- Criteria 6:
Utility Inference

The condition of the heritage tree poses high risk rating under the International Society of Arboriculture Best Management Practices: Tree Risk Assessment. The risk cannot be reasonably abated to a low risk rating with sound arboricultural treatments.

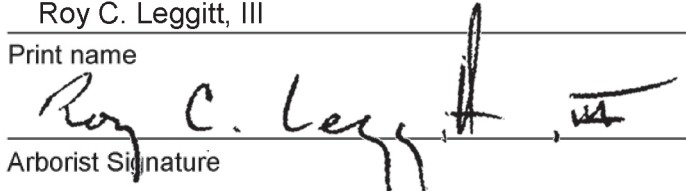
If tree risk is a factor in recommending removal or heavy pruning, specify the target(s), the defective part(s), the likelihood of failure & impact rating, the consequence rating, the overall risk rating, and residual risk rating after mitigation (as defined by the current edition of the ISA Tree Risk Assessment Manual):

- Low
- Moderate
- High
- Extreme

The targets include constant occupancy of a house on one side, frequent occupancy of a parked or passing car on the other side, and occasional occupancy of pedestrians on the sidewalk. The defective part is the main stem or trunk. The likelihood of failure is imminent. The likelihood of failure and impact is medium. The consequences would be significant. The risk is high.

Roy C. Leggitt, III

Print name



Arborist Signature

11/2/23

Date

Hochleutner, Connor D

From: Karen Larsen <karenastri@earthlink.net>
Sent: Thursday, January 11, 2024 1:46 PM
To: Hochleutner, Connor D
Subject: 341 Linfield Dr

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Good Afternoon Mr Hochleutner,

I live at 300 Linfield Dr and would like to express my concerns regarding the above renovation proposal.

My first concern involves the size of the project, most importantly the height of the project. The renovation as proposed is far larger than other houses in the neighborhood. It appears that proposal calls for 10 foot ceilings. Most of the houses in the neighborhood have 8 foot ceilings. One possible resolution is to lower the ceiling heights of both stories in the project.

My second concern involves the driveway being placed on Linfield Pl given that there are already four driveways off the relatively small area. Parking in the cul de sac has always been a challenge. The space proposed for the 341 project driveway is the only non-curved part of Linfield Pl that is available for parking. In addition, children in the neighborhood have used the cul de sac to play sports or learn how to ride a bike.

Thank you for your consideration,

Karen Larsen
300 Linfield Dr
Sent from my iPhone

Hochleutner, Connor D

From: Nancy Hosay <nancy.e.hosay@gmail.com>
Sent: Thursday, January 11, 2024 2:38 PM
To: Hochleutner, Connor D
Subject: Concerns re: 341 Linfield Drive Demo & Build proposal

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Hello Connor,

I live on the cul de sac Linfield Place, on the corner of Linfield Drive, and received a notice from the City re: the planned tear down and rebuild of 341 Linfield Drive. I did not receive any information from the owner of the property but a neighbor requested copies of the project plan per the City's Application Submittal notice which they shared with me, since they do not appear on the City website as far as I can find. I have various concerns that I will list below, given with the full understanding and apology that I am not conversant with the latest city planning requirements or expectations.

1. I am concerned that the full fence height of 7' around the front yard, mostly along the sidewalk, especially on the cul-de-sac corner, could impact safety and compromise visibility for cars coming in and out of the cul de sac.
2. The reoriented driveway seems to pose an additional safety issue because of its location closer to the narrow mouth of the cul de sac, coupled with adding more cars (for house and AU) coming and going to those already in the cul de sac, in the relatively small space utilized by many neighborhood children coming and going and playing inside the

space. Parking is also more difficult along the curve, so that straight area would be minimized by virtue of cutting a driveway. Moving the driveway back to the Linfield Drive side would solve these issues.

3. The proposed house is very large in terms of bulk/height, and out of scale with the rest of the houses in the cul de sac and those on the Linfield Drive block. This is particularly obvious in the cul de sac because of its narrowed entry/exit alongside 341 which emphasizes 341's height and heft. Can there be additional setbacks for both stories to ameliorate that mass?
4. Is it possible to plant more mature trees (i.e. taller at planting), ideally semi-deciduous, around the house at least on the cul de sac side to provide more instantaneous camouflage for such a tall and very large structure relative to neighboring houses?
5. What is the significance of labeling the reoriented garage side of the proposed house (facing Linfield Place) in the detailed plans as "Front Elevation - East" instead using the "Front" designation for the Linfield Drive facade where the front door is located? The Front of the property is obviously and by convention where the front door is, but currently the front door side is labelled "Right Elevation- North". Do any of the setback, FAR, or similar building requirements/restrictions apply differently by designating one side of the property "Front" instead of "side"?
6. Can the height be modified, so it is more compatible with the scale of the one story houses in the rest of the cul de sac and the Linfield Drive block? It currently

seems higher than our typical two story houses with average 8'-9' ceilings .

7. Does lot coverage exclude the ADU in the calculation, and assuming this is the case, is there any remedy for that to be altered in order to align the house more closely with neighboring properties in terms of bulk, mass and lot coverage?

Thank you for your time and attention.

Sincerely,

Nancy Hosay

325 Linfield Place

Menlo Park

To: Menlo Park Planning Department
From: Stephen Andrew, 329 Linfield Place, Menlo Park
650-743-6283

I have had a chance to briefly review the demolition and reconstruction plans that have been made available through the City of Menlo Park for 341 Linfield Drive and have the following comments for consideration.

- 1) The driveway is to be moved into Linfield Place (which is a cul-de-sac). This creates at least two public safety issues.
 - a. Linfield Place is a cul-de-sac where many local children play. The location where the driveway is to be moved is currently a quiet area, surrounded by trees and provides a place where parents and kids play frisbee, T-ball, and ride bicycles from various places in the neighborhood. Placing a driveway in this location will remove this area from the current public use and result in cars being (unnecessarily) driven where children now play.

There are currently five houses with driveway access to the cul de sac. The proposed remodel and ADU will increase the number of effective houses with driveway access to seven. Assuming equal use by all houses, this will increase traffic by almost 30 percent, which will reduce the safety of the cul de sac, especially to children playing in this area.

- b. Placement of the house/fencing in the proposed location will make it difficult for drivers turning right from Linfield Drive to see people in the cul-de-sac, reducing the safety of the cul-de-sac.
- 2) The tree screen on Linfield Place that adds to the beauty of the neighborhood and Japanese maple appear to be removed and replaced by a large building as a result of the movement of the driveway. This will detract from the attractiveness of the neighborhood.
- 3) At this point, I have not had a chance to review the planned lot coverage completely, however, the house and floor coverage seem quite large for the lot size. I will let you know if I have additional comments.

Thank you.

Steve Andrew

Hochleutner, Connor D

From: Jane Reynolds <reynoldshousehold@yahoo.com>
Sent: Thursday, January 11, 2024 5:47 PM
To: Hochleutner, Connor D
Subject: Proposed new build of 341 Linfield Dr.

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Hello Connor,

I would like to submit our concerns as they relate to the tear down and rebuild of 341 Linfield Dr. My family home is located at 337 Linfield Pl. Our property shares the property line with 341 Linfield Dr. The drawings label it as **Left Elevation- South**. We agree with most of the concerns and observations Nancy Hosay submitted this afternoon.

- 7' fence in front yard and safety concerns
- driveway access relocated from current access to Linfield Pl. and the safety issues it presents
- The size of the home in comparison to the other homes in the neighborhood
- the labeling of the front elevation (not including the front door)
- request for mature trees to provide camouflage

We would like to add a request to this list that directly impacts our privacy at 337 Linfield Pl. The **Left Elevation-South** shows two vertical windows on the second story. I would like to ask that those windows be horizontal and for light only. We would prefer not to have neighbors looking directly into our home from above.

Thank you for your time,

Sincerely,

Edna Montgomery and
Jane Reynolds (daughter)



STAFF REPORT

Planning Commission

Meeting Date:

4/15/2024

Staff Report Number:

24-020-PC

Public Hearing:

Consider and adopt a resolution to approve a use permit, architectural control permit, and below market rate (BMR) housing agreement and a resolution recommending the City Council approve a tentative map for a major subdivision, to construct a new eight-unit residential condominium building on a substandard lot with regard to minimum lot width in the R-3 (Apartment) zoning district, at 1220 Hoover Street. The project would include six market rate units, one unit provided at below market rate, and one additional market rate unit in accordance with California State Density Bonus Law. The application is being submitted subject to the State Density Bonus Law, Government Code Section 65915 and relevant amendments, which permits waivers to the City's Zoning Ordinance requirements. The proposed project includes waivers from development standards to increase the maximum floor area ratio (FAR), height, and paving area for driveways and parking. Determine this action is categorically exempt under CEQA Guidelines Section 15332's Class 32 exemption for infill development.

Recommendation

Staff recommends that the Planning Commission adopt resolutions for the following:

1. Approval of a use permit, architectural control permit, and BMR housing agreement for the demolition of two existing single-family residential buildings and detached garages, and the construction of one new eight-unit residential building on a substandard lot in the R-3 (Apartment) zoning district (Attachment A);
2. Recommendation to the City Council to approve a tentative map to subdivide the development into eight condominium parcels and one common area parcel (Attachment B).

Policy Issues

Each use permit and architectural control request is considered individually. The Planning Commission should consider whether the required use permit and architectural control findings can be made for the proposed project and whether the project complies with the Below Market Rate Program Guidelines (BMR guidelines). The project was submitted under Senate Bill 330 (SB330), which locks in development regulations in place at the time of submittal of a preliminary application. A preliminary application was submitted in June 2021, followed by a development application in December 2021, and the R-3 zoning

regulations were updated as part of the required zoning amendments approved in December 2023 to implement the 6th Cycle Housing Element Update. Therefore, the Planning Commission should consider whether the project complies with the R-3 regulations in place prior to the recent zoning amendments. The Planning Commission should consider whether the project is consistent with the goals, policies, and programs of the General Plan, specifically the 6th Cycle Housing Element Update, including, but not limited to, the following:

- Goal H4 - Affordable Housing
 - Policy H4.2 – Housing to Address Local Housing Needs
 - Policy H4.3 – Variety of Housing Choices
 - Policy H4.7 – Infill Housing Adjacent to Downtown
 - Policy H4.9 – Long-Term Housing Affordability Controls
 - Policy H4.10 – Preferences for Affordable and Moderate-Income Housing
 - Policy H4.16 – Neighborhood Responsibilities within Menlo Park
- Goal H5 – Equity
 - Policy H5.7 – Opportunities for Homeownership
- Goal LU21 – Promote the orderly development of Menlo Park and its surrounding area.
 - Policy LU-1.1 – Land Use Patterns
- Goal LU-2 – Maintain and enhance the character, variety, and stability of Menlo Park’s residential neighborhoods.
 - Policy LU-2.1 – Neighborhood Compatibility
 - Policy LU-2.5 – Below Market Rate Housing

Further the Planning Commission should consider whether the proposed tentative map is consistent with the General Plan and R-3 zoning district to make a recommendation to City Council. All entitlements other than the proposed tentative map are reviewed and acted upon by the Planning Commission and are final, unless appealed to City Council.

Background

Previous commission review

On February 7, 2024, the Housing Commission reviewed the proposed BMR agreement for consistency with the City’s BMR ordinance and BMR guidelines. The Commission discussed the details of the proposed agreement, including the anticipated amount of time the BMR unit would be rented prior to being sold, and questions about potential displacement of tenants when the unit converts from a rental unit to an ownership unit (discussed in more detail below). The Housing Commission voted unanimously, with Commissioners Campos, Merriman, and Portillo absent, to recommend approval of the proposed BMR agreement to the Planning Commission.

Site location

The subject property is located in the residential area surrounding downtown at 1220 Hoover Street. Using Hoover Street in the east-west orientation, the subject property is located on the northern side of Hoover Street near the intersection of Hoover Street and Oak Grove Avenue. A location map is included as Attachment C.

The property is located in the R-3 zoning district and subject to the requirements for properties around the El Camino Real/Downtown Specific Plan Area, which allows for greater density, height, and floor area ratio

(FAR) than R-3 properties not around downtown. A map of properties showing the areas considered to be around downtown is included as Attachment D. The property is bordered by properties in the SP-ECR-D (El Camino Real/Downtown Specific Plan) zoning district to the east and north. The remaining properties along Hoover Street to the west and south are also located in the R-3 district with the exception of Menlo Park Fire Protection District Station #6 on the corner of Hoover Street and Oak Grove Avenue, which is located in the PF (Public Facilities) zoning district.

Analysis

Project description

The applicant is proposing to demolish the two existing units and all accessory structures on the site and construct one new four-story residential building consisting of eight units built in three stories above one story of tuck-under parking. The proposal includes a request for architectural control to construct the new building, and a use permit to construct the development on a lot that is substandard with regard to the minimum lot width, and a BMR housing agreement to satisfy the City's BMR housing requirements. Additionally, the applicant requested a heritage tree removal permit to remove one heritage-size lemon tree (Tree #3), one heritage-size magnolia tree (Tree #6), and one heritage-size London plane street tree (Tree #7).

The project site is 10,995 square feet and is located around the El Camino Real/Downtown Specific Plan area ("around downtown"). The R-3 around downtown requirements were developed to facilitate more housing around downtown by including a minimum housing density along with a maximum density. The requirements also allow for increased FAR and height for projects with a higher density. The minimum density for a development on this property would be four units based on the lot area. The maximum density would be seven units. The applicant is proposing to develop at the maximum density. Projects with five or more units are required to comply with the City's BMR requirements and provide on-site BMR units in the amount defined by the City's BMR Guidelines. The project would be required to provide one on-site BMR unit, which is described in more detail below. The proposed project would utilize State Density Bonus Law, which allows additional density in return for on-site BMR units. The project would include one additional market-rate unit for a total of eight dwelling units. The applicant proposes to subdivide the project into condominium units that could be sold separately, but intends to rent the units initially upon completion of the project.

Projects subject to State Density Bonus Law are eligible to request waivers from development standards to accommodate the additional density. The proposed project complies with most of the development standards of the R-3 zoning district. However, the applicant is requesting waivers from the maximum FAR, maximum height, and maximum pavement area for driveways and parking. Requested waivers are discussed in more detail later in the report. A data table summarizing parcel and project attributes is included as Attachment E. The project plans and the applicant's project description letter are included as Attachment A, Exhibits A and B, respectively.

Site layout

The proposed project would consist of a four-story building with one-, two-, and three-bedroom units. The building would be long and narrow given the constraints of the lot width. The building would be constructed at the minimum front setback of 20 feet, minimum right side setback of 10 feet, and minimum rear setback of 15 feet. The ground floor, which includes the parking garage, would be set back 26 feet from the left side property line. However, the upper floors would be cantilevered over the garage and would have a left side setback of 18 feet, 11 inches for the majority of the structure, with a few architectural features projecting closer to the left side for a setback of 17 feet, 11 inches.

The building would have four units located on the second floor. The third floor would include two full units and the first floor of the two three-bedroom units, which are each configured in a two-story townhouse style. The fourth floor would include the second story of the townhouse units. Three of the units would have balconies, with one located on the third floor in the front of the building, and the other two on the fourth floor, with one facing Hoover Street and one facing the rear of the property.

A driveway, 24 feet in width, would provide vehicular access to the garage from Hoover Street, and a new pedestrian walkway would be constructed along the right side of the proposed building. Both the driveway and the walkway would span the length of the building. The perimeter of the lot would be landscaped, with the majority of trees and landscaping located along the right side property line. Additional landscaping would be located in the front yard and along the left side and rear of the property.

Density, floor area ratio (FAR), and gross floor area (GFA)

The R-3 district around downtown requires 1,452 square feet per dwelling unit, which equates to a density of up to 30 dwelling units per acre (du/ac). There is also a minimum density of 13.1 du/ac (3,333 sf per unit). With a lot area of 10,995 square feet, the maximum number of units allowed on the lot is seven units and the minimum required units is four units. The proposed project would be developed at the maximum density of seven units, would provide one BMR unit, and is therefore entitled to an eighth unit under State Density Bonus Law, bringing the proposed density to approximately 31.7 du/ac. The project would include one-, two-, and three-bedroom units of various sizes. Table 1 below details the size and location of each unit.

Table 1: Unit summary			
Unit number	Floor	Number of bedrooms	Unit square footage
1	2	2	1,060
2	2	1	665
3	2	1	764
4*	2	2	921
5	3	1	881
6	3	2	1,099
7	3-4	3	1,462
8	3-4	3	1,462

*proposed BMR unit

The maximum allowed FAR in the R-3 district around downtown is dependent on the proposed density. The allowed FAR is set on a sliding scale and increases from 35 percent for projects with a proposed density of 13.1 du/ac, to 75 percent for projects with a proposed density of 30 du/ac. The maximum seven units allowed on this property equates to a density of approximately 27.7 du/ac. Based on this density, the maximum FAR is 69.6 percent, or 7,656 square feet.

As stated earlier in the report, the project proposes to utilize State Density Bonus Law which allows projects

additional density in return for BMR units. The proposed project would have eight total units for a density of approximately 31.7 du/ac. The State Density Bonus Law allows for applicants to request waivers from development standards in order to accommodate the additional density. The project is requesting a waiver to increase the allowed FAR from 69.6 percent to approximately 77.8 percent to accommodate the additional unit. The increased FAR equates to a total of 8,554 square feet, which is 898 square feet greater than the maximum FAR.

Height

The maximum height in the R-3 district around downtown is also dependent on the provided density. The maximum height increases from 35 feet for projects with a proposed density between 13.1 du/ac and 20 du/ac to a maximum of 40 feet for projects of at least 20 du/ac. The proposed project would be constructed at a height of 50 feet, four inches. The increase in height is being requested as a waiver under State Density Bonus Law and is discussed below.

Density and FAR bonuses and waivers

As noted previously, the R-3 around downtown development standards allow up to one dwelling unit per 1,452 square feet of area (30 dwelling units per acre), which allows seven residential units for this parcel. State Density Bonus Law allows a developer to build additional market rate units and, in the case of a subdivision, to create legal lots or condominium units for such additional units, when BMR units are provided. With the inclusion of the on-site BMR unit, the applicant is permitted to propose an additional market-rate unit as an eighth unit on the parcel.

In order to make development of the proposed density feasible, applicants are allowed to request waivers from development standards that would preclude the proposed density. Additionally, applicants are allowed a certain number of concessions, intended to make the project financially feasible at the proposed density, based on the proportion of the project that is made affordable. There is no limit to the number of waivers an applicant is allowed to request, and in this case, the City would be required to grant one concession if requested by the applicant. The applicant is not requesting any concessions at this time. However, the applicant has requested waivers from three applicable development standards, including requests to increase the maximum FAR, increase the maximum height, and increase the maximum pavement areas for driveways and parking, discussed in more detail below. The applicant has provided a letter of justification for the requested waivers, which is included as Attachment A, Exhibit E.

Increase in FAR

In the R-3 district around downtown, the allowed FAR is dependent upon the proposed density of the project. Projects that propose higher density are allowed a higher FAR. Tying the FAR to the density disincentives large units in low density development projects. In this case the allowed FAR based on the maximum allowed density excluding the bonus unit (seven units) is approximately 69.6 percent, or 7,656 square feet. The applicant is proposing a total of 8,554 square feet, which is a proposed FAR of approximately 77.8 percent. The applicant states that the additional FAR is required to accommodate the additional allowed unit, and that not granting the waiver would result in the loss of approximately 1.3 units. Staff has historically recommended approval of additional FAR, proportional to the average square footage per unit, when BMR units are provided. In this case the development excluding the bonus unit would have an average unit size of approximately 1,093 square feet (7,656 square feet / 7 units). The requested waiver equates to an additional 898 square feet, which is within the range of additional FAR typically granted to similar projects.

Increase in height

The maximum allowed height for projects in the R-3 district around downtown with a density of 20 dwelling

units per acre or greater is 40 feet. The applicant is requesting a waiver from the maximum height to develop the proposed project at a height of 50 feet, four inches. The applicant states that the requested increase in maximum height is required to allow emergency vehicle access to the site and to provide the required screening for roof-top equipment. Due to the narrowness of the lot, the tuck-under parking structure is required to be approximately 14 feet tall in order to allow emergency vehicles to fit under the cantilevered portion of the residences on the upper floors. The height of the parking structure accounts for a significant amount of the maximum height and is required to allow Fire access to all portions of the property. The majority of the building would comply with the maximum height at approximately 36 feet in height. Only a small portion of the center of the building would exceed 40 feet, and would accommodate two of the bedrooms in each of the three-bedroom units. The proposed parapet on the center portion of the building is approximately three feet in height and is integrated into the building. The parapet could be removed from the project, however, screening in a different form, such as metal mesh screening, would be required to provide screening for mechanical equipment placed on the roof. Staff believes that the parapet would provide a more cohesive appearance to the building than separate screening strategies. Despite the increase in height, the project would be compliant with the required building profile.

Increase in pavement area for driveways and parking

Per the R-3 around downtown requirements in effect at the time the SB 330 preliminary application was submitted, a maximum of 35 percent of the lot is allowed to be paved for driveways and parking spaces, and permeable pavers cannot be credited 50 percent toward driveways and parking calculation. Regardless, there is a portion of the driveway that would include permeable pavers. The applicant states that an increase in paved area for driveways and parking is necessary to provide access to all parking spaces and for emergency vehicles to access the rear of the property. Limiting the pavement area to 35 percent of the lot area would eliminate access to four parking stalls, including one uncovered parking space, and would not allow emergency vehicles to access the rear of the site.

Staff has evaluated the requested waivers and believes the waivers are necessary to allow the proposed project to incorporate the density bonus unit, in exchange for providing an on-site BMR unit.

Design and materials

The project was submitted under the provisions of SB 330, which allows housing developments to “lock in” development regulations in place at the time applicants submit a preliminary application. New development standards adopted after the preliminary application is deemed complete would not be applicable to the development. The applicant submitted a complete preliminary application for the project in June 2021. The City Council adopted several zoning ordinance amendments in December 2023 in order to implement the 6th Cycle Housing Element update. The amendments included updates to the R-3 zoning district, including a slate of design and green and sustainable building standards. Since a preliminary application was submitted prior to these recent zoning amendments, the design standards, such as building modulations and a modified building profile requirement, cannot be applied to this project, and the project was reviewed in accordance with the zoning standards effective as of June 2021. An archived version of the R-3 standards in place as of June 2021 is included as Attachment F.

The applicant has indicated the project would be constructed with a modern style with a variety of materials and colors to add interest to the property. The ground floor would be the tuck-under parking, which would be constructed primarily of concrete. The residential floors would be constructed on the three floors above the garage structure and would consist of northern and southern wings separated in the middle by the stair well and elevator shaft. The three floors would be cantilevered over the garage structure and would project approximately seven feet from the edge of the garage roof. Each residential floor would be approximately nine feet, one inch in height, with a three-foot-tall parapet on the top of the fourth floor that would screen

mechanical equipment and solar panels.

The R-3 zoning district includes a building profile requirement intended to reduce the massing as seen from public rights-of-way (ROW) and single-family zoning districts. Since the property is surrounded by the Specific Plan area and other multi-family properties, the building profile would only apply to the front of the property adjacent to the public ROW. The building profile is measured at the front setback line 28 feet up, and in at a 45-degree angle. The proposed project would comply with the building profile requirement, and would not include any projections, such as guardrails and eaves, into the building profile. The third and fourth floors would be stepped back from the front in order to comply with the building profile. The third floor would be built at the rear setback line. The fourth floor would be stepped back from the front, rear, and left side.

The siding material would be stucco panels with exposed aluminum reveals. The stucco panels would alternate light tan and dark brown colors in order to add variation to the project. Composite wood accent siding would be included in the project for added visual interest. The wood siding would primarily be in key locations, such as below the development signage on the front façade, wrapping around portions of the front, rear, and sides of the top floor, and in recessed portions of the left side on the second floor. The project would include several metal elements, including two different styles of metal mesh screening panels, metal grilles at the opening to the garage spaces, painted metal guardrails, awnings, and shade screens beside the east-facing windows. The metal mesh screening would be placed in strategic locations for increased privacy for adjacent residents to the west, including the central stairwell and near doors and windows on the open hallways facing west (left side). Finally, the project would include glass guardrails at the third- and fourth-floor balconies. The project would include a trash room incorporated into the building on the first floor, which would be indistinguishable from the rest of the building.

Windows would be black vinyl and would vary in sill height. Sill heights would range from zero (floor-length) to six feet. The majority of windows facing left would be floor-length windows, with some windows with sill heights of four and six feet in more sensitive areas, such as bathrooms. Windows facing the right side would vary more greatly. Floor-length windows would primarily be located in common areas while windows with taller sill heights would be located in bathrooms and bedrooms, however, there would be floor-length windows in three bedrooms facing the right side. The majority of replacement trees for removed heritage trees (discussed later) would be planted along the right side, providing screening that may alleviate potential privacy concerns.

Parking and circulation

Vehicular

The project would include 12 covered parking spaces located in the tuck under parking structure, and one uncovered parking space located in the rear of the property, for a total of 13 parking spaces. Prior to the recent updates to the R-3 district, the R-3 around downtown parking requirements included two spaces for units with two or more bedrooms, and 1.5 spaces per unit for studios and one-bedroom units. However, projects subject to State Density Bonus Law are subject to a reduced parking standard of one space per unit for studio and one-bedroom units, and 1.5 spaces for two- and three-bedroom units, which is consistent with the recently adopted parking rates for the R-3 district. This parking rate calculates to a minimum of 11 spaces. Additionally, the project is located within one-half mile of the Menlo Park Caltrain station. Under Assembly Bill 2097, projects located within one-half mile of major transit stops and high-quality transit corridors are exempt from providing any parking. Therefore, the project would not be required to provide any parking. Given these conditions, the proposed 13 spaces satisfies applicable parking requirements. Bicycle parking was not a required element of the R-3 zoning district prior to the recent zoning amendments to the R-3 district, and therefore is not applicable to the project. The proposed project does not include

bicycle parking.

Vehicular access for the site would be provided by a single driveway 24 feet in width, which is the minimum required width for multi-family properties, along the left side of the building. The project would have a buffer of two feet from the edge of the driveway to the left side property line. The driveway would span the length of the property in order to access all of the provided parking spaces and to provide the required access for emergency vehicles.

Pedestrian

The project would include a paved walkway along the eastern side of the property, spanning the length of the right side of the building. The walkway would connect to the sidewalk along Hoover Street and would provide pedestrian access to the parking structure and stairwell without the need to walk down the driveway, reducing the risk of a pedestrian being struck by a vehicle. The walkway would be constructed of permeable pavers.

Trees and landscaping

The applicant has submitted an arborist report (Attachment G) detailing the species, size, and conditions of the significant trees on or near the site. The report determines the present condition, discusses the impacts of the proposed improvements, and provides recommendations for tree preservation. All recommendations identified in the arborist report were reviewed by the City Arborist and would be ensured through condition 1.i. Table 1 below summarizes the trees identified in the arborist report and their disposition.

Table 1: Tree summary and disposition				
Tree number	Species	Size (DBH, in inches)	Disposition	Notes
1	Douglass fir	22.5	Retain	Heritage
2	Orange	3	Remove	Non-Heritage
3	Lemon	15	Remove	Heritage
4	Pear	5.5	Remove	Non-Heritage
5	Loquat	11	Remove	Non-Heritage
6	Southern magnolia	28	Remove	Heritage
7*	London plane	30	Remove	Heritage

*Denotes street tree

The applicant is proposing to remove one heritage-size lemon tree (Tree #3), one heritage-size southern magnolia tree (Tree #6), and one heritage-size London plane street tree (Tree #7) to accommodate the proposed building and associated site improvements. The applicant would also remove three non-heritage trees of various species and would retain one heritage Douglass fir tree at the rear of the property (Tree #1). The City Arborist has conditionally approved the Heritage Tree Removal (HTR) permit pursuant to Criteria 5 of the decision-making criteria for tree removals (MPMC Section 13.24.050) because the trees interfere with the proposed development. The HTR permits were noticed and no appeals filed. As a condition of the HTR permit approval, the applicant would be required to replace the value of the trees. The applicant proposes to

plant 12 replacement trees, including six water gum trees, four sweet bay trees, one cork oak tree, and one Chinese fringe tree to replace the London plane street tree. The value of the proposed replacement trees does not account for the full value of the trees to be removed. However, due to the limited space on the property for replacement trees, the City Arborist has determined that there is not enough space for additional trees to be planted, and has approved an in-lieu fee of \$23,320 to satisfy the remainder of the replacement cost.

The majority of the trees would be planted along the right side of the property where there is more space to plant larger heritage tree replacements. Since the proposed building would be located closer to the right side property line, the proposed heritage tree replacement trees would help to screen the project from neighbors to the right and would help alleviate potential privacy concerns. The remainder of the proposed landscaping would include shrubs and ground cover of various species around the perimeter of the property. The left side of the property would include columnar juniper trees. This species is noted as reaching a mature height of 16 feet. The juniper plants would be separated enough as to not create a non-compliant hedge, but would help create an increased level of privacy for the neighbors of the adjacent property. A minimum of 25 percent of the property is required to have appropriate landscaping, which may include plantings and open walkways. The proposed project would include 3,292 square feet of landscaping, which accounts for 29.9 percent of the property, and therefore, the project would be compliant with the landscaping requirement.

Existing fencing around the perimeter of the property would be retained. However, a new metal vehicular gate would be constructed at the 20-foot setback line, and a new metal pedestrian gate would be constructed along the pedestrian pathway.

Tentative map

The applicant is requesting approval of a tentative map for a major subdivision to subdivide the proposed building into eight condominium units on one common parcel. The proposed condominium subdivision would allow the individual residential units to be bought or sold independently.

State law outlines factors that the Planning Commission may consider in reviewing the request for subdivisions. Specifically, there are five factors for the Planning Commission to consider.

The first consideration is whether the proposed subdivision is in conformance with the City's General Plan. The General Plan land use designation for the subject property is residential medium density, which is consistent with the R-3 (apartment) zoning district. The proposed subdivision would not conflict with General Plan goals and policies, and would comply with the Zoning Ordinance and Subdivision Ordinance.

The second factor to consider is whether the site of the subdivision is physically suitable for the proposed type or density of the development. The proposed subdivision would meet all applicable regulations of the Subdivision Ordinance as well as all development regulations pertaining to the R-3 district within the Zoning Ordinance, with the exception of requested waivers per State Density Bonus Law. The existing lot contains two residential units. The proposed subdivision would result in eight residential units with a single shared driveway, underground utilities, and emergency vehicle access to all units.

The third and fourth factors are concerned with whether the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or serious public health problems. The proposed subdivision is located within a fully developed neighborhood and all necessary utilities are readily available. In addition, the development of the properties would need to adhere to specific conditions of the Engineering Division, all applicable building codes, and requirements of other agencies such as the Sanitary

District, Menlo Park Fire Protection District, and other utility companies. Adherence to the recommended conditions of approval and all applicable codes would eliminate substantial or serious environmental or public health impacts.

The final factor to consider is whether the proposed subdivision would conflict with any public access easements. No public access easements currently exist on the site, so there is no conflict.

Staff has reviewed the tentative map and has found the map to be in compliance with State and City regulations subject to the conditions outlined in Attachment B, Exhibit D. All standard and project specific conditions of approval would need to be complied with prior to recordation of the final map. The applicant would need to apply for the final map within two years of the approval date of the tentative map. In order to deny the proposed subdivision, the City Council would need to make specific findings that would identify conditions or requirements of the State law or the City's ordinance that have not been satisfied.

Below market rate housing agreement

The applicant is required to comply with Chapter 16.96 of City's Municipal Code ("BMR Ordinance"), and with the BMR Housing Program Guidelines adopted by the City Council to implement the BMR Ordinance ("BMR Guidelines") as the project would include five or more residential units.

According to the City's BMR Guidelines, for residential developments of five to nine units, it is preferred that the developer provide one unit at below market rate on-site. The BMR Ordinance requires the applicant to submit a BMR housing proposal for review by the Housing Commission. The creation of a new BMR unit on-site (as opposed to payment of an in-lieu fee) is preferred, and provision of such units in and around the El Camino Real corridor is also generally desired.

Although the applicant is proposing to subdivide the units into condominium units that can be sold separately, the applicant is intending to rent all units initially and sell them at an unidentified time in the future. To comply with the BMR guidelines, rental units must be provided to residents earning up to 80 percent area median income (AMI) (low-income), while for-sale units are allowed to be sold to residents earning up to 120 percent AMI (moderate income). The applicant is proposing to satisfy the project's BMR obligation by providing one two-bedroom unit at a low-income rate while the units are being rented. Once the applicant decides to sell the units, the BMR unit would be allowed to be sold at a moderate-income rate. If the unit is actively being leased at the time the applicant decides to sell, in order to avoid displacement of the existing tenant, the existing tenant would be provided right of first refusal to buy the unit. If the existing tenant is unable or unwilling to buy the unit, they would be allowed to remain in the unit under the existing lease terms, including continuing to rent the unit at a low-income rate for the remainder of their lease term.

The proposed BMR unit would be a new two-bedroom, two-bathroom unit located on the second story of the proposed building. The floor plan would be similar to other two-bedroom units. At 921 square feet, the unit would be similar in size to the other two-bedroom units, and would be larger than all of the one-bedroom units in the development. Since all of the units are located in the same building, the BMR unit would be indistinguishable from those of the market-rate units from the exterior.

The project's BMR proposal and draft BMR agreement were reviewed by the Housing Commission at their meeting on February 7, 2024. The Housing Commission unanimously recommended approval of the draft BMR agreement to provide one BMR unit as part of the proposed project. The applicant's BMR proposal is included as Attachment A, Exhibit C and a draft BMR housing agreement is included as Attachment A, Exhibit D. A hyperlink to the February 7, 2024 Housing Commission meeting minutes is provided as Attachment H.

Correspondence

Throughout the review of the project, staff has received several concerns from neighboring property owners regarding the density, parking and height of the proposed project (Attachment I). The majority of the concerns have been expressed by the neighbors to the west (left) of the subject property, which is developed with three single-family residences on one lot, subdivided into condominium units. The primary concerns have been with the height of the proposed project, which would be approximately 10 feet, four inches taller than the maximum height allowed in the R-3 district around downtown if granted the requested waiver from the development standards. The neighboring residents have expressed concerns with privacy and the potential for the proposed project to block sunlight to their properties. In response to the concerns, the applicant has provided a shade study for the project, which is included in the plan set (Attachment A, Exhibit A) on Sheet A7.0. The shade study shows that for the majority of the year, there would be little to no shadow from the proposed project cast onto the adjacent property. However, there would be time in the winter where a significant portion of the adjacent property would be in the project's shadow until approximately noon. Given the limited footprint of the top floor and its location relative to the rest of the building footprint, the majority of the shadow would be produced from the first three floors. The third floor terminates at approximately 36 feet five inches, which is within the maximum height of 40 feet, suggesting that a project that was not granted a waiver for height would be equally as impactful. The project has been located as close as possible to the right-side property line (eastern property line) as possible to minimize the impact of the building's shadow on the properties to the west.

In order to minimize privacy impacts, the applicant has included screening trees along the length of the eastern property line, as well as metal mesh screening in the stair well and in the building's corridors facing west, as mentioned above. However, the project includes some floor-length windows facing west that do not have screening other than the plantings along the western boundary. The western facing windows would be setback a minimum of approximately 17 feet from the left-side (western) property line, which would reduce potential privacy impacts.

Conclusion

Staff believes the project would be compatible with the neighborhood and meet the intent of the R-3 district around downtown and the General Plan, specifically the Housing Element, by creating additional housing around downtown and within proximity of the Caltrain station. The proposed siting of the building would accommodate the proposed density while minimizing the impact to neighboring properties. The modern architectural style would be generally attractive and add to the mix of residential styles around downtown. Granting of waivers from the development regulations would allow the proposed project to be developed at the proposed density allowed under State Density Bonus Law, while providing adequate emergency vehicle access to the site, and enough floor area ratio and height to accommodate the additional market-rate unit, in exchange for providing an on-site BMR unit. Planting of replacement heritage trees with additional screening tree plantings would help alleviate potential privacy concerns, and payment of an additional in-lieu fee would ensure the replacement requirements of the heritage tree ordinance are satisfied. The project would provide one on-site BMR unit in accordance with the BMR guidelines. Staff recommends that the Planning Commission adopt a resolution approving the use permit, architectural control permit, and BMR housing agreement. Staff further recommends that the Planning Commission adopt a resolution finding the tentative map is consistent with state law and Title 15 of the Menlo Park Municipal Code, and recommending approval of the tentative map for a major subdivision to create eight condominium units and one common area parcel to the City Council.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project. In addition, the proposed development would be subject to payment of Transportation Impact Fee (TIF), and Recreation In-lieu Fee. These required fees were established to account for projects' proportionate obligations.

Environmental Review

The project is categorically exempt under Class 32 (Section 15332), "Infill Development" of the current California Environmental Quality Act (CEQA) Guidelines because it satisfies the following conditions:

- A. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.* The project would be consistent with the Medium Density Residential General Plan land use designation and the applicable R-3 zoning standards and applicable waivers per State Density Bonus Law because the project would comply with the allowed density, FAR, landscaping requirements, height, and parking requirements in the R-3 district around downtown, with the exception of requested waivers.
- B. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.* The project site is located within city limits and is 10,995 square feet in area. The project site is surrounded by other developed properties in the R-3 and SP-ECR-D zoning districts, which are developed with residential and commercial uses.
- C. *The project site has no value as habitat for endangered, rare or threatened species.* The project site is developed with two existing residences and related improvements and has no value as habitat for endangered, rare, or threatened species.
- D. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The project is exempt from the City's transportation impact analysis thresholds because it would create less than 100 vehicle trips per day and is located within one-half mile from an existing major transit stop, and therefore, the project would be unlikely to result in impacts to air quality and traffic. The project size and scale would result in typical construction methods limiting construction impacts relating to air quality. Project was reviewed by the Engineering Division for compliance with applicable requirements related to hydrology and water quality and found to be in compliance with applicable water quality standards. Noise would be limited through compliance with City standards and applicable ConnectMenlo and 6th Cycle Housing Element Update Subsequent EIR mitigation measures. Project operations would be required to comply with the noise ordinance requirements including for ground-mounted and roof-mounted mechanical equipment, such as HVAC and heat pump units.
- E. *The site can be adequately served by all required utilities and public services.* The project would be adequately served by all required utilities, including emergency vehicle access based on the project design including applicable waivers from development standards.

The project would be required to comply with applicable mitigation measures from the ConnectMenlo program-level Environmental Impact Report (EIR) Mitigation Monitoring and Reporting Program (MMRP) (Attachment A, Exhibit G) and with the applicable mitigation measures of the 6th Cycle Housing Element Update Subsequent EIR MMRP (Attachment A, Exhibit H). Implementation of applicable mitigation measures is included as Condition 2.a.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property.

Appeal Period

The Planning Commission action on the use permit, architectural control permit, and BMR agreement will be effective after 15 days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council. The City Council will review the tentative map at a future meeting.

Attachments

- A. Draft Planning Commission Resolution approving the use permit, architectural control permit, and below market rate housing agreement

Exhibits to Attachment A

- A. Project Plans
 - B. Project Description letter
 - C. Below Market Rate Housing Proposal
 - D. Draft Below Market Rate Housing Agreement
 - E. Letter of Justification for Waivers from Applicable Development Standards
 - F. Conditions of Approval
 - G. Hyperlink ConnectMenlo Mitigation Monitoring and Reporting Program:
<https://menlopark.gov/files/sharedassets/public/v/1/community-development/documents/6356-connect-menlo-ceqa.pdf>
 - H. Hyperlink 6th Cycle Housing Element Update Subsequent EIR Mitigation Monitoring and Reporting Program: <https://menlopark.gov/files/sharedassets/public/v/1/community-development/documents/projects/housing-element-update/202301-he-mitigationmonitoring-and-reporting-program.pdf>
- B. Draft Planning Commission Resolution recommending approval of a Tentative Map

Exhibits to Attachment B

- A. Tentative Map
 - B. Project Plans (see Attachment A, Exhibit A)
 - C. Project Description Letter
 - D. Conditions of Approval
- C. Location Map
- D. Map of R-3 Areas Around Downtown
- E. Data Table
- F. R-3 Zoning Standards as of June 2021
- G. Arborist Report
- H. Hyperlink February 7, 2024 Housing Commission Meeting Minutes:
<https://menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/housing-commission/2024-meetings/minutes/20240207-housing-commission-regular-meeting-minutes-approved.pdf>
- I. Correspondence

Exhibits to Be Provided at Meeting

None.

Report prepared by:
Chris Turner, Senior Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2024-XXX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT, ARCHITECTURAL CONTROL PERMIT, AND BELOW MARKET RATE HOUSING AGREEMENT TO CONSTRUCT A NEW EIGHT-UNIT MULTI-FAMILY RESIDENTIAL BUILDING ON A SUBSTANDARD LOT IN THE R-3 (APARTMENT) ZONING DISTRICT.

WHEREAS, the City of Menlo Park (“City”) received an application requesting a use permit, architectural control permit, below market rate (BMR) housing agreement, heritage tree removal permits and major subdivision to demolish two existing single-family residences and two detached garages and construct a new four-story, eight-unit residential building on a substandard lot with regard to minimum lot width in the R-3 (Apartment) zoning district (collectively, the “Project”) from Farzad Ghafari (“Owner and Applicant”), located at 1220 Hoover Street (APN 071-103-420) (“Property”). The Project is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the property is located in the R-3 (Apartment) district and is located in the area identified as around the El Camino Real/Downtown Specific Plan area (“R-3 around downtown”); and

WHEREAS, the R-3 district around downtown is intended to increase housing density in and around the Downtown area and in the vicinity of the Menlo Park Caltrain station; and

WHEREAS, the subject property is substandard with regard to lot width and therefore, the use permit is required for the proposed Project on a substandard lot; and

WHEREAS, the maximum allowed density in the R-3 zone around downtown is 30 dwelling units per acre and the maximum number of units allowed by the zoning ordinance on the subject parcel is seven units; and

WHEREAS, the project is subject to the Below Market Rate housing ordinance (“BMR Ordinance”) and is required to comply with the Below Market Rate housing guidelines (“BMR Guidelines”) to ensure proper implementation of the BMR Ordinance; and

WHEREAS, the preferred approach to satisfy the requirements of the BMR Ordinance is to provide one BMR unit on-site, consistent with the BMR Guidelines; and

WHEREAS, the Applicant has provided a proposal to provide one two-bedroom unit on the second floor of the Proposed Project attached hereto as Exhibit C (“BMR Proposal”); and

WHEREAS, the Housing Commission reviewed the draft Below Market Rate Housing Agreement (“BMR Agreement”), attached hereto as Exhibit D, at its February 7, 2024 regular meeting and found the draft BMR Agreement to be in conformance with the BMR Guidelines and recommended approval of the draft BMR Agreement to the Planning Commission; and

WHEREAS, the project is eligible for additional housing units subject to Government Code Section 65915 and relevant amendments (“State Density Bonus Law”) by providing an on-site Below Market Rate housing unit (“BMR Unit”), which allows additional market-rate units to be included in the Project; and

WHEREAS, the applicant proposes to construct one additional market-rate unit for a total of eight units in the Proposed Project; and

WHEREAS, State Density Bonus Law allows for applicants to request waivers from applicable development standards in order to achieve the permitted density under the law; and

WHEREAS, the Applicant has requested waivers from the R-3 zoning standards to increase the maximum floor area ratio (“FAR”), increase the maximum height, and increase the amount of paved areas for driveways and parking; and

WHEREAS, the Applicant has demonstrated in writing, attached hereto as Exhibit E, that application of the development standards would preclude development of the Proposed Project at the allowed density; and

WHEREAS, the City has reviewed the justification and has deemed the waivers appropriate for the Proposed Project in order to allow appropriate emergency vehicle access to the Property; and

WHEREAS, the Proposed Project would comply with all other applicable standards of the R-3 zoning district; and

WHEREAS, the Applicant submitted an arborist report prepared by Ned Patchett Consulting, which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes mitigation measures to adequately protect heritage trees to remain in the vicinity of the project; and

WHEREAS, the Applicant was granted a Heritage Tree Removal permit (“HTR permit”) to remove two heritage trees from the property and to remove one heritage street tree; and

WHEREAS, the HTR permit was not appealed and the Applicant is required to replace the value of the heritage trees as a condition of approval; and

WHEREAS, due to limited space on the property suitable for planting replacement trees, the proposed Project includes a combination of replacement heritage trees and in-lieu fees to satisfy the full replacement value of the heritage trees proposed for removal; and

WHEREAS, the Project requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act (“CEQA,” Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project’s environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15332 et seq. (Infill Development Projects); and

WHEREAS, the City certified a program-level environmental impact report (EIR) for updates to the City’s General Plan (collectively ConnectMenlo), which included a Mitigation Monitoring and Reporting Program (MMRP) to mitigate environmental impacts anticipated by the updated General Plan; and

WHEREAS, the City certified a Subsequent EIR for the 6th Cycle Housing Element update, which includes additional MMRP measures applicable to housing projects; and

WHEREAS, the Applicant would be required to comply with applicable mitigation measures included in the ConnectMenlo MMRP and the 6th Cycle Housing Element Subsequent EIR MMRP, attached hereto as Exhibits G and H, respectively; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on April 15, 2024, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of a new four-story, eight-unit residential condominium building on a substandard lot is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
 - a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-3 zoning district and the General Plan because multi-family residential developments are allowed to be constructed on substandard lots subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, minimum landscaping, and maximum building coverage. The proposed Project advances the General Plan, specifically the 6th Cycle Housing Element update, by creating additional housing opportunities in high-resource areas of the City as well as a BMR housing opportunity in and around downtown.
 - b. The project is subject to State Density Bonus Law, which allows applicants to request waivers from applicable development standards in order to achieve the allowed density with allowable density bonus. The applicant has requested waivers from the maximum FAR in order to accommodate the additional density, and from the maximum height and maximum pavement area for driveways and parking spaces, primarily in order to allow adequate emergency vehicle access into the site due to the narrowness of the lot. The City has determined that strict enforcement of these development standards would preclude the project from achieving the proposed density by limiting required emergency vehicle access in order to comply with applicable requirements of the Menlo Park Fire Protection District, and therefore grant the requested waivers.
 - c. The proposed residence would provide 12 covered parking spaces and one uncovered parking space and is located within one-half mile of a major transit stop. Per Assembly Bill 2097, no minimum parking requirement can be imposed on a development project located within a half mile of a major transit stop. Despite the Project being exempt from providing parking, the Project complies with the applicable parking ratio for projects subject to State Density Bonus Law and provides adequate access to the provided parking spaces through a 24-foot-wide driveway.
 - d. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code, with the exception of certain standards waived under State Density Bonus Law, and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a multi-family neighborhood.

Section 3. Architectural Control Permit Findings. The approval of the Project is granted based on the following findings which are made pursuant to Menlo Park Municipal Code Section 16.68.020:

1. That the general appearance of the structure is in keeping with the character of the neighborhood; in that, the Project is designed in a contemporary architectural style consistent with modern residential development designs, and in the general character of other residential developments in and around the El Camino Real/Downtown Specific Plan area.
2. That the development will not be detrimental to the harmonious and orderly growth of the City; in that, the Project is consistent with the intent of the R-3 zoning district around downtown to provide increased housing density in and around the downtown area. The project would create eight new residential units, including one BMR housing unit in close proximity to the El Camino Real/Downtown Specific Plan area and the Menlo Park Caltrain station.
3. That the development will not impair the desirability of investment or occupation in the neighborhood; in that, the Project would create new housing opportunities, including a housing unit offered at below market rate. The proposed materials and colors used will be compatible with other developments in the surrounding area in the R-3 district around downtown and the El Camino Real/Downtown Specific Plan area. The Project would include elements incorporated into the design of the building, including metal mesh screening in west-facing common areas, as well as appropriate landscape screening to help alleviate potential privacy concerns. The limited footprint of the top floor would reduce the potential to shade adjacent properties, which would maintain access to sunlight for a majority of the day throughout the year.
4. That the development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking; in that the Project is subject to AB 2097, which exempts the project from providing required parking spaces due to its proximity to the Menlo Park Caltrain station. However, the Project would provide 13 off-street parking spaces consistent with parking ratios mandated by State Density Bonus Law.
5. That the development is consistent with any applicable specific plan; in that, the project is not located within a specific plan area.

Section 4. Below Market Rate Housing Agreement. The BMR Agreement satisfies the requirements of Chapter 16.96 of the City's Municipal Code and the applicable BMR Housing Guidelines. The Project would include one two-bedroom BMR unit on the second floor of the Proposed Project offered to a qualified renter(s) earning up to 80 percent area median income ("AMI") while all units are initially being rented. The BMR unit would be offered to a qualified buyer earning up to 120 percent AMI once all units in the Project are offered for sale. The existing resident would have right of first refusal to purchase the unit, and would be allowed to remain in the unit under the existing lease terms should the existing resident refuse purchase of the unit.

Section 5. Architectural Control Permit, Use Permit, and BMR Housing Agreement. The Planning Commission approves Architectural Control Permit, Use Permit, and BMR Housing agreement No. PLN2021-00059, which use permit is depicted in and subject to the development plans and project description letter, and related documents which are attached hereto and incorporated herein by this reference as Exhibits A through Exhibit E. The Use Permit, Architectural Control Permit, and BMR Housing agreement are conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit F.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15332 et seq. (Infill Development Projects) because it satisfies the following conditions:
 - a. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.* The project would be consistent with the Medium Density Residential General Plan land use designation and the applicable R-3 zoning standards and applicable waivers per State Density Bonus Law because the project would comply with the allowed density, FAR, landscaping requirements, height, and parking requirements in the R-3 district around downtown, with the exception of requested waivers.
 - b. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.* The project site is located within city limits and is 10,995 square feet in area. The project site is surrounded by other developed properties in the R-3 and SP-ECR-D zoning districts, which are developed with residential and commercial uses.
 - c. *The project site has no value as habitat for endangered, rare or threatened species.* The project site is developed with two existing residences and related improvements and has no value as habitat for endangered, rare, or threatened species.
 - d. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The project is exempt from the City's transportation impact analysis thresholds because it would create less than 100 vehicle trips per day and is located within one-half mile from an existing major transit stop, and therefore, the project would be unlikely to result in impacts to air quality and traffic. The project size and scale would result in typical construction methods limiting construction impacts relating to air quality. Project was reviewed by the Engineering Division for compliance with applicable requirements related to hydrology and water quality and found to be in compliance with applicable water quality standards. Noise would be limited through compliance with City standards and applicable ConnectMenlo and 6th Cycle Housing Element Update Subsequent EIR mitigation measures. Project operations would be required to comply with the noise ordinance requirements including for ground-mounted and roof-mounted mechanical equipment, such as HVAC and heat pump units.
 - e. *The site can be adequately served by all required utilities and public services.* The project would be adequately served by all required utilities, including emergency vehicle access based on the project design including applicable waivers from development standards.

2. The project is conditioned to comply with the ConnectMenlo EIR MMRP and the 6th Cycle Housing Element Subsequent EIR MMRP attached hereto as Exhibits G and H, respectively.

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Kyle Perata, Assistant Community Development Director of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on April 15, 2024, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of April, 2024

PC Liaison Signature

Kyle Perata
Assistant Community Development Director
City of Menlo Park



Exhibits

- A. Project plans
- B. Project description letter
- C. Below Market Rate Housing Proposal
- D. Draft Below Market Rate Housing Agreement
- E. Letter of Justification for Waivers from Applicable Development Standards
- F. Conditions of Approval
- G. ConnectMenlo Mitigation Monitoring and Reporting Program

H. 6th Cycle Housing Element Update Subsequent EIR Mitigation Monitoring and Reporting Program

HOOVER RESIDENTIAL

1220 HOOVER STREET, MENLO PARK - CA

EXISTING STREETScape	PROJECT DIRECTORY	SHEET INDEX	PROJECT INFORMATION
	<p>OWNER</p> <p>NKA PROJECT LLC 416 BOX 3883 106 A, 100, CA 94024 PMP@NKA.COM Pmp@nka.com</p> <p>ARCHITECT</p> <p>LPMD ARCHITECTS 1288 KIFER ROAD, SUITE 206 SUNNYVALE, CA 94086 ARCHIT@LPMD.COM Arch@lpmd.com</p> <p>CIVIL ENGINEER</p> <p>SPRUIT ENGINEERING 3785 8TH STREET, SUITE 2 LAPORTE, CA 94554 ALP@SPRUIT.COM Alp@spruit.com</p> <p>LANDSCAPE ARCHITECT</p> <p>ISAACSON VEED & ASSOCIATES 3945 18TH AVENUE, SUITE 100 REDWOOD CITY, CA 94061 JAV@ISAACSONVEED.COM Jav@isaacsonveed.com</p>	<p>SIZE</p> <p>1 - COVER SHEET 2 - GRADING PLAN 3 - DRAINAGE PLAN 4 - UTILITY PLAN 5 - EXISTING CONTROL PLAN 6 - TRAFFIC CONTROL PLAN 7 - DETAILS 8 - CONSTRUCTION BEST MANAGEMENT PRACTICES</p> <p>ARCHITECTURAL</p> <p>A00 COVER SHEET A01 TOPOGRAPHIC SURVEY A02 DEMOLITION PLAN A03 EXISTING FLOOR PLAN A04 AREA PLAN A05 AREA REBARRY A06 ARCHITECTURAL SITE PLAN A07 FIRST & SECOND FLOOR A08 THIRD & FOURTH FLOOR A09 EDP PLAN</p> <p>A10 SECTION A11 WEST & SOUTH ELEVATIONS A12 EAST & NORTH ELEVATIONS A13 STREETSCAPE A14 PERSPECTIVES A15 PERSPECTIVES A16 SITE PHOTOS BY EXISTING BUILDING A17 EXISTING PICTURES A18 COLOR MATERIAL A19 SOLAR STUDY</p> <p>LANDSCAPE</p> <p>L1 - PRELIMINARY LANDSCAPE L2 - EXISTING TREE INVENTORY L3 - IRRIGATION DETAILS L4 - IRRIGATION DETAILS L5 - PLANTING DETAILS L6 - EXISTING TREE SCHEDULE</p>	<p>SCOPE OF PROJECT</p> <p>DEMOLISH ALL EXISTING STRUCTURE, REMOVE 8 TREES WITHIN THE SITE AND RELOCATE 1 STREET TREE, AND CONSTRUCT A 4-STORY BUILDING WITH PARKING ON THE FIRST FLOOR AND 8 RESIDENTIAL UNITS ON THE UPPER FLOORS.</p> <p>BUILDING CODE:</p> <p>2008 INTERNATIONAL GREEN BOOKS FOR THE REC, WHICH IS 2011</p> <p>SITE INFORMATION:</p> <p>STREET ADDRESS: 1220 HOOVER STREET, MENLO PARK, CA APN: 071-02-000 EXISTING USE: 8 RESIDENTIAL UNITS PROPOSED USE: 8 RESIDENTIAL UNITS ZONING: R1 LOT AREA: 0.384 AC PER TENTATIVE MAP</p> <p>DEVELOPMENT STAGNATION:</p> <p>SETBACKS REAR/END FRONT 10' / LEFT SIDE 10' / RIGHT SIDE 10' / REAR 10' SETBACK PROPOSED FRONT 10' / LEFT SIDE 10' / RIGHT SIDE 10' / REAR 10'</p> <p>BUILDING COVERAGE ALLOWED: 43.8% OF 1.54 AC BUILDING COVERAGE PROPOSED: 43.8% OF 1.54 AC AREA COVERED BY 2ND FLOOR OVERHANG IS INCLUDED</p> <p>FAR ALLOWED: 200 FLOOR 30' FAR PROPOSED: 200 FLOOR 30'</p> <p>BUILDING HEIGHT ALLOWED: 40 FEET BUILDING HEIGHT PROPOSED: 50 FEET</p> <p>LANDSCAPING REQUIRED: 100 (12.7% OF 1.54 AC) LANDSCAPING PROPOSED: 140 (18.4% OF 1.54 AC)</p> <p>PAVING ALLOWED: 268 (33.6% OF 1.54 AC) PAVING PROPOSED: 44 (5.6% OF 1.54 AC)</p> <p>PARKING REQUIRED: 1 FOR 200 UNIT, 1 FOR 200 UNIT, 1 FOR 200 UNIT / 10 SPACES PARKING PROPOSED: 10 SPACES</p>
<p>VICINITY MAP</p> 			

Nika Project LLC
P.O. Box 3683
Los Altos, CA 94024

HOOVER RESIDENTIAL
1220 HOOVER STREET,
MENLO PARK, CA

LPMD
Architects
1288 Kifer Road, Unit 206,
Sunnyvale, CA 94086
Telephone: 408-992-0280
Fax: 408-992-0281

Sheet No.	COVER SHEET
Sheet No.	A0.0
Sheet No.	

MULTIFAMILY RESIDENCE 1220 HOOVER STREET MENLO PARK, CA GRADING, DRAINAGE & UTILITY PLANS



SURVEY DATUM

Boundary & Topographic Survey conducted by Bay Area Land Surveying dated December 2022.

MAP DATA

Contour Interval: 1 Foot

Aerial Photo: None

Vertical Datum: NAVD 88

SCOPE OF WORK

This design includes to demolish the existing structure at the subject site and construct an eight-unit condominium complex. The site to be razed is an area of approximately 11,200 square feet. The new structure will be 4 stories total. The lower level will be parking and upper 3 levels will be living space.

GENERAL NOTES

1. THESE ENGINEERING DRAWINGS ARE BASED ON CONDITIONS AT THE TIME OF DESIGN AND FROM INFORMATION PROVIDED BY THE OWNER. FUTURE MODIFICATIONS TO GRADING AND SITE DEVELOPMENT COULD CAUSE UNDESIRABLE SLOPE FAILURE.
2. ALL EROSION SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEO-TECHNICAL AND/OR THE PROJECT SOIL ENGINEER.
3. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COMPLETE THE CONSTRUCTION IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND GENERALLY ACCEPTED STANDARDS OF PRACTICE. THE PURPOSE OF THE ENGINEER'S VISITS WILL BE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND DETERMINE IF THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH OUR DESIGN INTENT.
4. LOCATIONS OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.

GENERAL STORMWATER NOTES

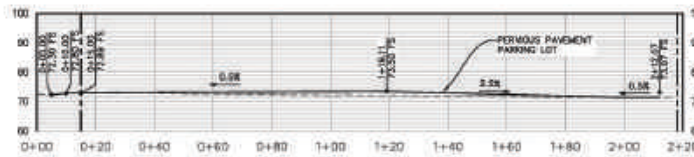
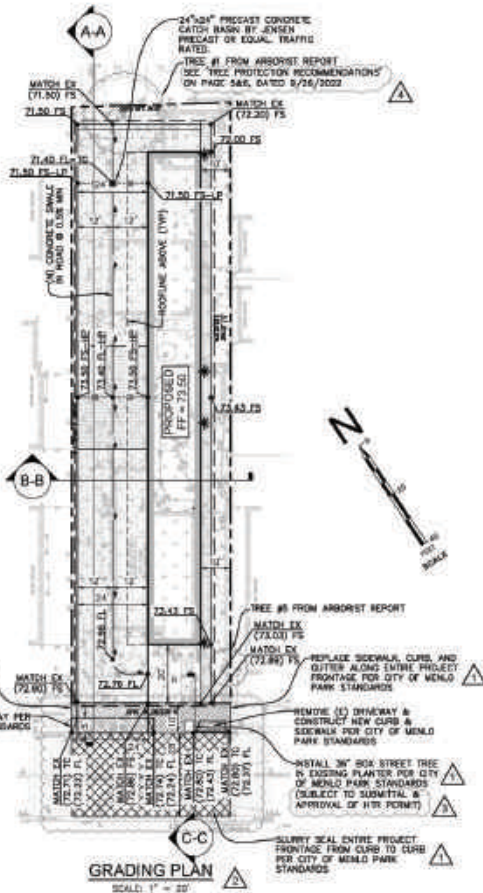
1. STOCKPILES, ALL STOCKPILES ASSOCIATED WITH THE PROJECT SHALL BE COVERED WITH PLASTIC SHEETING PRIOR TO ANY PRECIPITATION EVENT TO PREVENT RUNOFF OF SEDIMENT. SHEETING SHALL BE FIRMLY HELD IN PLACE WITH SANDBAGS OR OTHER WEIGHTS PLACED NO MORE THAN 10 FT APART. SEAMS SHALL BE TAPED OR WEIGHTED DOWN THEIR ENTIRE LENGTH AND THERE SHALL BE AT LEAST A 12 INCH OVERLAP.
2. DUST CONTROL, BEST MANAGEMENT PRACTICES SHALL BE USED THROUGHOUT ALL PHASES OF CONSTRUCTION. THIS INCLUDES AND SUPERVISION OF MOUND, ALLEVIATION OR PREVENTION OF ANY FUGITIVE DUST MIGRATION AND THE DISCHARGE OF BROKE (OR ANY OTHER AIR CONTAMINANTS) INTO THE ATMOSPHERE IN SUCH QUANTITY AS WILL VIOLATE ANY FEDERAL, STATE OR LOCAL CONTROL RULES, REGULATIONS, ORDINANCES, OR STATUTES. WATER SHALL BE APPLIED AS REQUIRED. DUST ABATEMENT SHALL ALSO BE APPLIED (CLEANING, VACUUMING AND SWEEPING OR OTHER MEANS AS NECESSARY).
3. EROSION PREVENTION AND SEDIMENT CONTROL. THIS PLAN INCLUDES EROSION PREVENTION AND SEDIMENTATION CONTROL MEASURES TO BE TAKEN DURING WET SEASONS UNTIL PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES CAN ADEQUATELY MINIMIZE EROSION. EXCESSIVE STORM WATER RUNOFF AND SEDIMENTATION THIS PLAN INCLUDES THE MINIMUM NECESSARY MEASURES TO BE TAKEN TO PREVENT EXCESSIVE STORM WATER RUNOFF OR CARRYING BY STORM WATER RUNOFF OF SOILS MATERIALS ON TO LANDS OF ADJACENT PROPERTY OWNERS, PUBLIC STREETS, OR TO WATER COURSES AS A RESULT OF CONDITIONS CREATED BY GRADING OPERATIONS. ADDITIONAL MEASURES MAY BE REQUIRED AS DETERMINED BY THE CONTRACTOR, THE CITY, THE COUNTY, OR THE ENGINEER AS CHANGING CONDITIONS OCCUR. GRADING SHALL NOT TAKE PLACE DURING THE RAINY SEASON WITHOUT THE IMPLEMENTATION OF ADDITIONAL MEASURES TO PREVENT EROSION AND RUNOFF.
4. PERMANENT EROSION AND SEDIMENT CONTROL. PERMANENT EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED BY LANDSCAPING OF DISTURBED AREAS OF THE PROJECT SITE. LANDSCAPING SHALL CONSIST OF SOME OR ALL THE FOLLOWING: SPREADING OF MULCH, SEEDING, AND PLANTING OF CHITARRIS PLANTS. AN ADAPTED TIME SCHEDULE IS REQUIRED FOR THESE LANDSCAPING METHODS AS FOLLOWS: IMMEDIATE, 3 MONTHS, 1 MONTH (RESPECTIVELY, ASSUMING APPROPRIATE IRRIGATION IS PROVIDED). DOWNSPROUTS SHALL BE DIRECTED INTO THE UNDERGROUND DRAINAGE SYSTEM AS RELOCATED (OR THE DRAINAGE PLANS) OR AWAY FROM STRUCTURES.
5. PROJECT SHALL CONFORM TO THE SAN MATEO COUNTY DRAINAGE MANUAL DRAFT DECEMBER 2018.
6. THIS PROJECT WILL DISPERSE ALL RUNOFF FROM ROOFS AND HARDCAPE AREAS TO APPROPRIATE LOCATIONS AND AS SHOWN ON THE PLANS.
7. STORMWATER DISCHARGE ADJACENT TO FOUNDATIONS AND OTHER STRUCTURES IS NOT PERMITTED.
8. WASH-BLUT CONCRETE EQUIPMENT (TRUCKS) OFF-SITE OR INTO CONTAINED WASHOUT AREAS THAT WILL NOT ALLOW DISCHARGE OF WASH-WATER INTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.



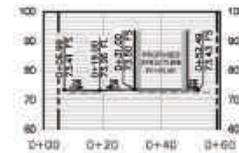
REVISIONS			
NO.	DESCRIPTION	DATE	APPROVED
1	ADDRESS CORRECTED FOR CITY 1220	01/23	
2	ADDRESS CORRECTED FOR CITY 1220	02/23	



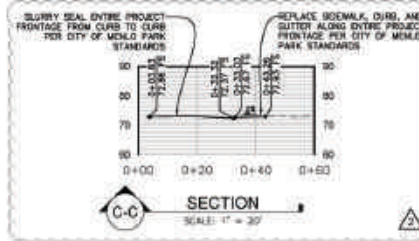
DATE: 10/22/2023 MULTIFAMILY RESIDENCE 1220 HOOVER STREET MENLO PARK, CA		SHEET NO.: 01 SHEET TOTAL: 04 COVER SHEET
PERMIT SET		C1



SECTION A-A
SCALE: 1" = 30'



SECTION B-B
SCALE: 1" = 30'



SECTION C-C
SCALE: 1" = 30'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING TOP POINTS
- PROPOSED CUT
- OUTFILL LINE
- PROPOSED FILL
- PERVIOUS PAVEMENT
- PROPERTY LINE
- PROPOSED CONCRETE SWALE PER DETAIL 3 SHEET 7
- PROPOSED DOWNSPOUT TIE INTO STORM DRAIN PIPE
- (E) EXISTING
- (P) PROPOSED
- (FS) FINISH SURFACE

CUT/FILL TABLE			
ELEMENT	FILL (CY)	CUT (CY)	NET (CY)
GRADING	100	0	100
TOTAL DISTURBED AREA: 6,870 SQFT			

GRADING NOTES

1. LOCATION OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.
2. ALL GRADING SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL STUDY AND STRUCTURAL DRAWINGS.
3. CONTRACTOR SHALL CONSTRUCT DRAINAGE IMPROVEMENTS PRIOR TO GRADING TO PREVENT RUN-ON TO WORK AREA. IF IT IS NOT FEASIBLE TO CONSTRUCT DRAINAGE PRIOR TO GRADING, TEMPORARY DRAINAGE FACILITIES SHALL BE PROVIDED BY THE CONTRACTOR.
4. MAXIMUM FILL SLOPE SHALL BE 3:1 (HORIZ:VERT).
5. MAXIMUM CUT SLOPE SHALL BE 1.5:1 (HORIZ:VERT).
6. FILL SHALL BE PLACED IN MAXIMUM 6" LIFTS, MOISTURE CONDITIONED TO MINIMUM 3% OF OPTIMUM, AND COMPACTED USING SHEEPS FOOT ROLLER OR SIMILAR EQUIPMENT TO 98% RELATIVE COMPACTION AS MEASURED USING THE MODIFIED PROCTOR METHOD.



REVISIONS				
NO.	DESCRIPTION	DATE	APPROVED	BY
1	ISSUE FOR PERMIT	08/20/24		
2	ADD TREE PROTECTION PER CITY OF MEMLO PARK	08/20/24		
3	ADD SWALE TO PARALLEL TO HOOPER ST	08/20/24		
4	ADD SWALE TO PARALLEL TO HOOPER ST	08/20/24		



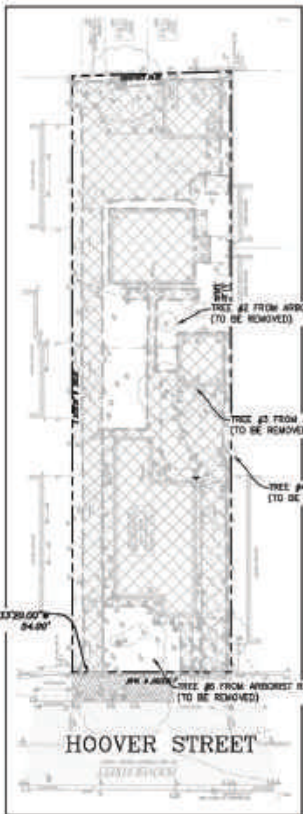
PERMIT SET

DATE: 10/20/2023

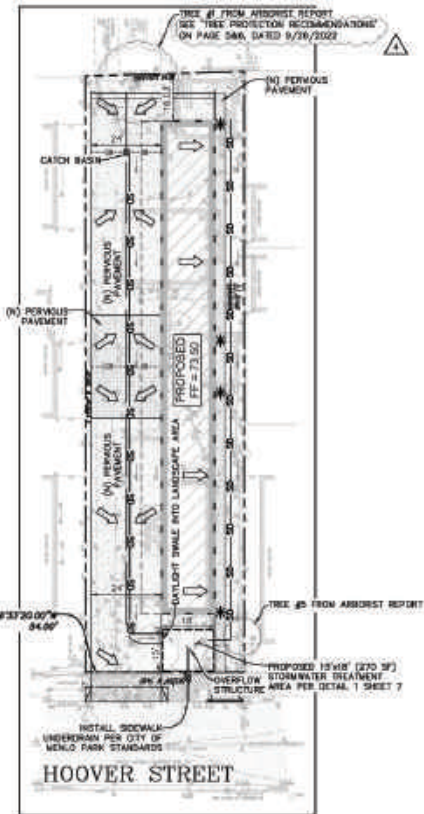
MULTIFAMILY RESIDENCE
1239 HOOVER STREET
MENLO PARK, CA

GRADING PLAN

PROJECT NO.: C2



EXISTING IMPERVIOUS AREAS
SCALE: 1" = 20'



PROPOSED IMPERVIOUS AREAS
SCALE: 1" = 20'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING TOP OF POINTS
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPERTY LINE
- PROPOSED GRAVITY STORM DRAIN 8" SDR30 PVC PIPE (UNLESS OTHERWISE NOTED), MIN 1% SLOPE, MIN 18" BURIAL DEPTH. CLEANOUTS SHALL BE PROVIDED AT ALL PIPE BENDS AND INTERSECTIONS
- PROPOSED CONCRETE SWALE PER DETAIL 8 SHEET 7
- PROPOSED DOWNSPOUT TIE INTO STORM DRAIN PIPE
- PROPOSED IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)
- EXISTING IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)



IMPERVIOUS AREAS TABLE		
ELEMENT	EXISTING AREA (SF)	PROPOSED AREA (SF)
STRUCTURES	3,975	4,305
EXTERIOR HARDSCAPE	4,405	0
TOTAL	7,380	4,305
NET DECREASE IN IMPERVIOUS AREA: 3,075 SF		



REVISIONS			
NO.	DESCRIPTION	DATE	APPROVED
1	ADD TREE PROTECTION NOTES FROM ARBORIST	6-28-23	
2	ADD BOARD COMMENTS FROM CITY 04-23	6-28-23	
3	ADD BOARD COMMENTS FROM CITY 07-27-23	6-28-23	
4	ADD BOARD COMMENTS FROM CITY 9-11-23	6-28-23	



PERMIT SET

DATE: 10/20/2023
MULTIFAMILY RESIDENCE
1239 HOOVER STREET
MENLO PARK, CA

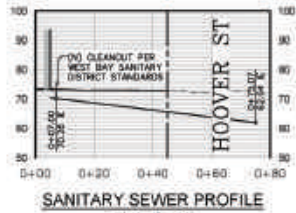
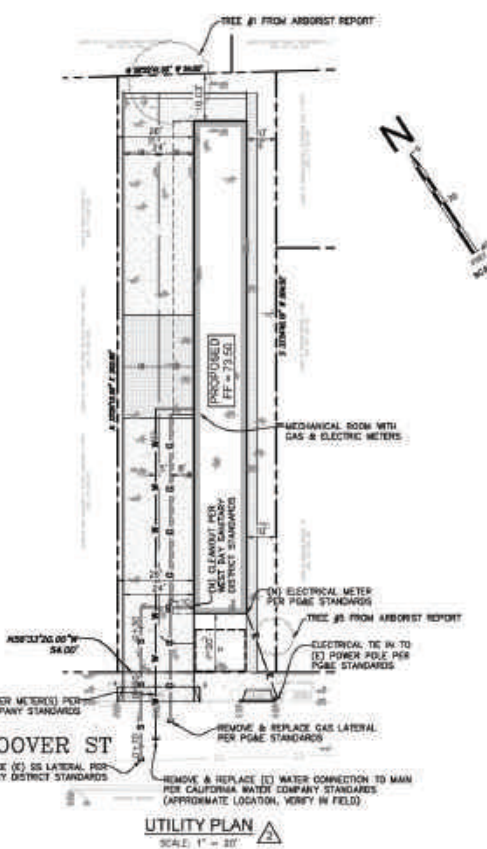
DRAWING NO. **C3**

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ENCROACHMENT PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
2. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FINALIZED BY THE CONTRACTOR IN THE FIELD.
3. ALL UNDERGROUND AND ABOVEGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE, REGIONAL, AND LOCAL CODES AND REQUIREMENTS.
4. MINIMUM BURIAL DEPTH SHALL BE 18" FOR ALL UTILITIES.
5. ALL UTILITIES SHALL BE BURIED WITH DETECTABLE UNDERGROUND MARKING TAPE MEETING APWA STANDARDS. TAPE SHALL BE BURIED 12" ABOVE TOP OF UTILITY.
6. PULL BOXES FOR ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL BE SIZED AND SPACED PER CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS.
7. ELECTRICAL AND COMMUNICATION UTILITIES SHALL UTILIZE RACEWAYS WITH BENDS CONFORMING TO CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS.
8. UTILITIES SHALL MAINTAIN 3FT MIN CLEARANCE FROM ALL CONCRETE FOOTINGS, SLABS, AND BUILDING FOUNDATIONS.
9. UTILITY TRENCH BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION, THE UTILITY COMPANY, AND AS FOLLOWS:
 - a. UTILITY TRENCH BACKFILL SHALL BE CLASS II AS COMPACTED TO 95% RELATIVE COMPACTION AT NEAR OPTIMUM MOISTURE CONTENT. BACKFILL SHALL BE PLACED IN 6" LIFTS, WETTED, AND COMPACTED USING A VIBRATING PLATE OR JUMPING JACK. CARE SHOULD BE TAKEN NOT TO HARM UTILITIES DURING PRELIMINARY BACKFILL.
 - b. THE FOLLOWING APPLIES TO THE PROPOSED PRIVATE SEWER LATERAL (PSL):
 - c. ALL SEWER LINES AND ASSOCIATED STRUCTURES, CLEANOUTS, BACKFLOW DEVICES, OVERFLOW PROTECTION DEVICES AND POINT OF CONNECTION TO THE MAIN SHALL COMPLY WITH SANITARY DISTRICT STANDARDS.
 - d. THE PSL SHALL BE KEPT FREE FROM ROOTS, GREASE DEPOSITS, AND OTHER SOLIDS WHICH MAY AFFECT OR OBSTRUCT THE FLOW.
 - e. ALL JOINTS SHALL BE TIGHT AND ALL PIPES SHALL BE SOUND AND FREE FROM STRUCTURAL DEFECTS, CRACKS, BREAKS, OPENINGS, AND WEAK SPOTS TO PREVENT EX-FILTRATION BY GROUND OR INFILTRATION BY GROUND WATER OR STORM WATER.
 - f. THE GRADE OF EVERY PSL SHALL BE UNIFORM WITHOUT SAGS OR DEFLECTS.
 - g. THE PSL SHALL HAVE A TWO-WAY CLEANOUT LOCATED AT OR NEAR THE STRUCTURE. ALL CLEANOUTS SHALL BE SECURELY CAPPED AT ALL TIMES.
 - h. THE PSL SHALL BE EQUIPPED WITH A BACKFLOW DEVICE/OVERFLOW DEVICE.
 - i. IN CONNECTION WITH A PSL SERVING A STRUCTURE IN WHICH THERE ARE PLUMBING FIXTURES AT AN ELEVATION TOO LOW TO PERMIT DRAINAGE BY GRAVITY THROUGH FIXTURES TO THE SEWER MAIN, THE PROPERTY OWNER SHALL INSTALL AND MAINTAIN A PUMP OR OTHER APPROPRIATE DEVICE OR DEVICES TO LIFT THE CONTENTS OF THE PSL TO THE MUNICIPAL SANITARY SEWER SYSTEM. SUCH DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE UNIFORM BUILDING AND PLUMBING CODES AND ALL APPLICABLE PROVISIONS OF THE MUNICIPAL CODE, AND SHALL BE SUBJECT TO TESTING, REPAIR AND REPLACEMENT UNDER THE PROVISIONS OF THE MUNICIPALITY.
 - j. THERE SHALL BE NO NON-SANITARY SEWER CONNECTIONS TO THE PSL. PLUMBING THAT CONNECTS THEREIN.
 - k. INSULATION WITHIN PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH CITY STANDARDS DETAILS LS-1 THROUGH LS-19 AND SHALL BE CONNECTED TO THE ON-SITE WATER SYSTEM.

LEGEND

- ▲—▲—▲— EXISTING MINOR CONTOUR
- ▲—▲—▲— EXISTING MAJOR CONTOUR
- ▲—▲—▲— EXISTING TOPO POINTS
- ▲—▲—▲— PROPERTY LINE
- ▲—▲—▲— PROPOSED UNDERGROUND POTABLE WATER LINE (CALIFORNIA WATER COMPANY)
- ▲—▲—▲— PROPOSED GRAVITY SEWER LINE
4" ABS SCHED 40 3% MIN SLOPE
(WEST BAY SANITARY DISTRICT)
- ▲—▲—▲— PROPOSED UNDERGROUND ELECTRICAL SERVICE (PG&E)
INCLUDE FIBER OPTIC AND COMMUNICATION LINES IN JOINT TRENCH
- ▲—▲—▲— PROPOSED GAS LINE (PG&E)



MINIMUM UTILITY SEPARATION REQUIREMENTS

UTILITY	POTABLE WATER	STORM WATER	SANITARY SEWER	GAS	ELECTRIC	COMM
POTABLE WATER	-	12"	12"	31"	12"	12"
STORM WATER	12"	-	12"	31"	34"	12"
SANITARY SEWER	12"	12"	-	31"	34"	12"
GAS	31"	31"	31"	-	34"	12"
ELECTRIC	12"	34"	34"	34"	-	12"
COMM	12"	12"	12"	12"	12"	-

*WHEN POTABLE WATER SHARES A JOINT TRENCH OR CROSSES SEWER AND/OR STORMWATER, POTABLE WATER SHALL ALWAYS BE ABOVE.



REVISIONS

NO.	DESCRIPTION	DATE	APPROVED
1	4000 BIDDING CONDITIONS FROM CITY 1-21-22	4-15-22	
2	4000 BIDDING CONDITIONS FROM CITY 4-15-22	4-15-22	








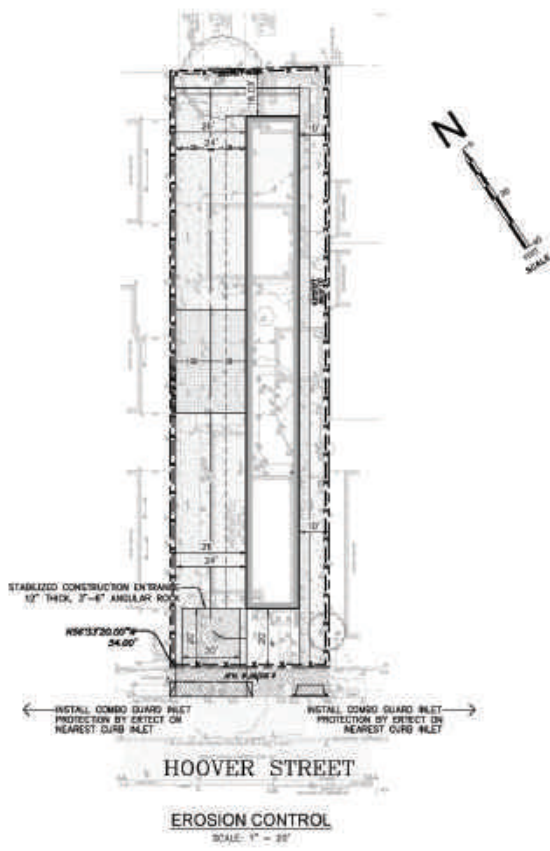
PERMIT SET

DATE: 10/3/2022
 MULTIFAMILY RESIDENCE
 1239 HOOPER STREET
 MENLO PARK, CA

UTILTY PLAN
C4

LEGEND

-  EXISTING MINOR CONTOUR
-  EXISTING MAJOR CONTOUR
-  EXISTING TPOG POINTS
-  PROPERTY LINE
-  STRAW WATTLE PER DETAIL 2 ON SHEET 7



REVISIONS			
NO.	DESCRIPTION	DATE	APPROVED BY
1	ADDED BOARD COMMENTS FROM CITY 1/21/22	1/21/22	
2	ADDED BOARD COMMENTS FROM CITY 1/11/22	1/11/22	



PERMIT SET

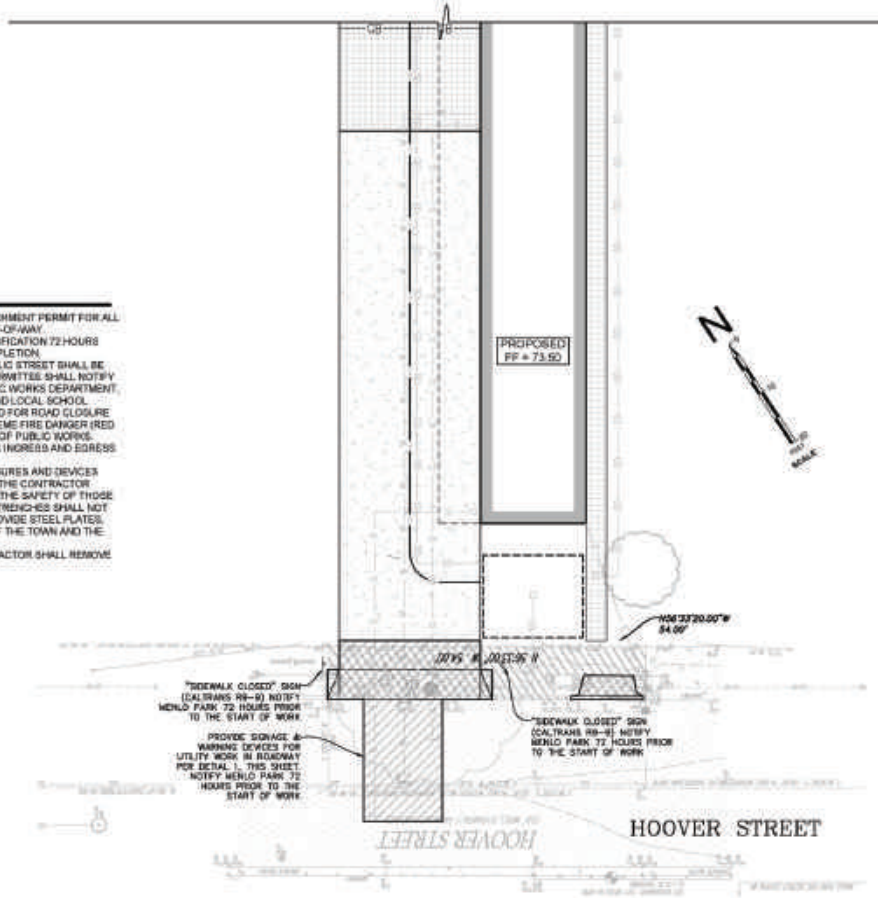
DATE: 10/20/22
MULTIFAMILY RESIDENCE
1229 HOOVER STREET
MENLO PARK, CA

EROSION CONTROL PLAN

C5

TRAFFIC CONTROL NOTES

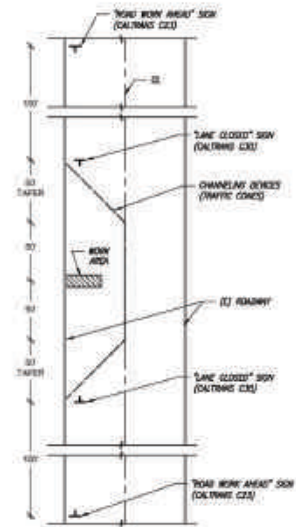
1. THE CONTRACTOR SHALL ACQUIRE AN ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE TOWN OF MENLO PARK RIGHT-OF-WAY.
2. THE PERMITTEE SHALL GIVE THE DIRECTOR NOTIFICATION 72 HOURS BEFORE BEGINNING ANY WORK, AND UPON COMPLETION.
3. IF NECESSARY, TEMPORARY CLOSURE OF A PUBLIC STREET SHALL BE APPLIED FOR 3 WEEKS IN ADVANCE, AND THE PERMITTEE SHALL NOTIFY THE POLICE, FIRE, AMBULANCE SERVICES, PUBLIC WORKS DEPARTMENT, GOLDEN GATE TRANSIT, MILL VALLEY REFUSE AND LOCAL SCHOOL DISTRICTS OF THE CLOSURE. ANY PERMIT ISSUED FOR ROAD CLOSURE WILL BE SUSPENDED DURING PERIODS OF EXTREME FIRE DANGER (RED FLAG DAYS), UNLESS WAIVED BY THE DIRECTOR OF PUBLIC WORKS.
4. THE CONTRACTOR SHALL PROVIDE CONTINUOUS INGRESS AND EGRESS TO ALL ADJACENT PROPERTIES.
5. LIGHTS, BARRIERS OR OTHER PROTECTIVE MEASURES AND DEVICES SHOWN ON THIS PLAN ARE A MINIMUM OF WHAT THE CONTRACTOR SHOULD EMPLOY TO ADEQUATELY PROTECTING THE SAFETY OF THOSE USING PUBLIC STREETS AND SIDEWALKS. OPEN TRENCHES SHALL NOT BE ALLOWED OVERNIGHT. PERMITTEE SHALL PROVIDE STEEL PLATES OR OTHER MATERIALS TO THE SATISFACTION OF THE TOWN AND THE ENGINEER.
6. AT THE CONCLUSION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL STORAGE AND TRAFFIC CONTROL DEVICES.



TRAFFIC CONTROL PLAN
SCALE: 1" = 30'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING TOPG POINTS
- PROPERTY LINE
- PROPOSED UNDERGROUND POTABLE WATER 1.5" (M&D PARK MUNICIPAL WATER)
- PROPOSED GRAVITY SEWER LINE 4" ABS SCH40, 3% MIN SLOPE (WEST BAY SANITARY DISTRICT)
- PROPOSED GAS LINE (PG&E)



TYPICAL LANE CLOSURE
50' TO 50' SCALE



REV. NO.	DESCRIPTION	DATE	APPROVED
1	ISSUED FOR PERMIT	11/11/22	
2	ADDED COMMENTS FROM CITY 1/21/23	2/15/23	
3	ADDED COMMENTS FROM CITY 3/15/23	3/15/23	



PERMIT SET

DATE: 11/22/2022

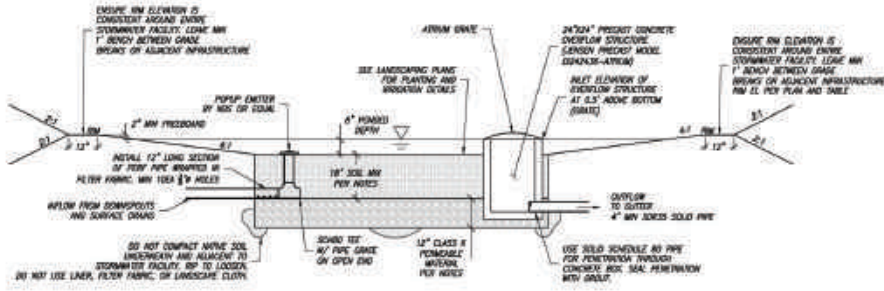
MULTIFAMILY RESIDENCE
1229 HOOVER STREET
MENLO PARK, CA

PROJECT NO.: 22-0001
PROJECT BY: [Signature]
PROJECT NO.: [Signature]

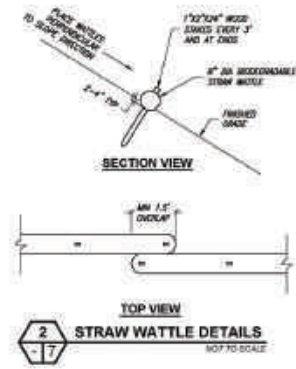
TRAFFIC CONTROL PLAN

C6

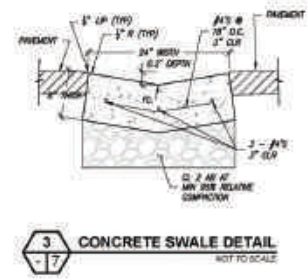
- NOTES**
1. SOIL FOR THE STORMWATER FACILITY SHALL BE NO-TREATMENT SOIL (NMS) PER SAN MATEO COUNTY SPECIFICATIONS, VOL. 402-080-0020.
 2. SOIL SHALL BE PLACED IN 8"-12" LIFTS AND SHALL NOT BE COMPACTED. ADEQUATE TIME FOR NATURAL COMPACTION AND SETTLEMENT SHALL BE ALLOWED TO OCCUR PRIOR TO PLANTING.
 3. CLASS II PERMEABLE MATERIAL SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA STANDARD SPECIFICATIONS.
 4. CONTRACTOR SHALL ACQUIRE ALL NECESSARY APPROVALS FOR CONNECTIONS TO EXISTING MUNICIPAL STORM DRAIN FACILITIES.



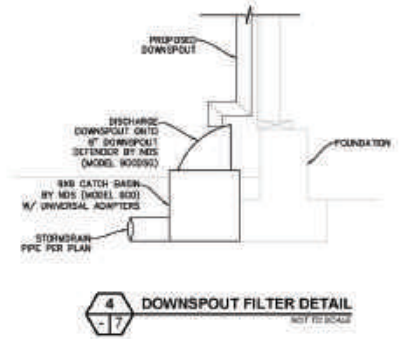
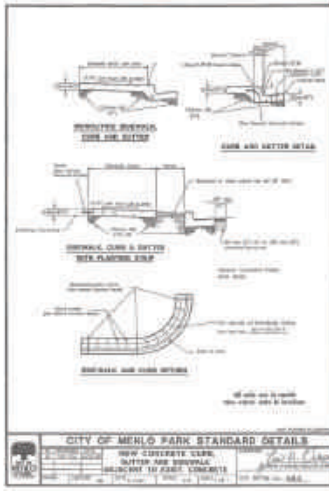
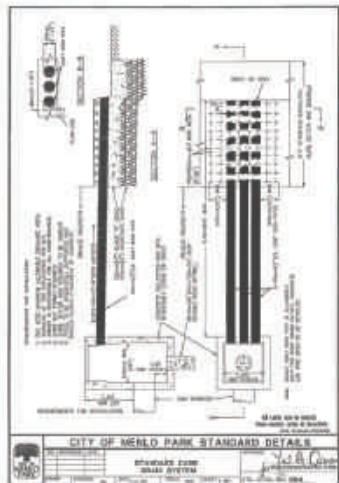
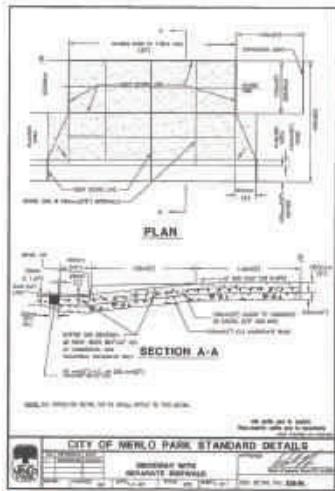
1 STORMWATER TREATMENT AREA DETAIL
NOT TO SCALE



2 STRAW WATTLE DETAILS
NOT TO SCALE



3 CONCRETE SWALE DETAIL
NOT TO SCALE



4 DOWNSPOUT FILTER DETAIL
NOT TO SCALE



PERMIT SET

REV. NO.	DESCRIPTION	DATE	APPROVED
1	ISSUED FOR PERMIT	11/15/23	
2	4000 SERIES STANDARDS FROM CITY 1/21/23	4/15/23	
3	4000 SERIES COMMENTS FROM CITY 9/11/23	9/11/23	



DATE: 11/22/2023
MULTIFAMILY RESIDENCE
 1239 HOOVER STREET
 MENLO PARK, CA

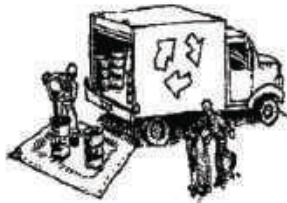
DESIGNED BY: **CS**
 CHECKED BY: **CS**
 DRAWN BY: **CS**

DETAILS **C7**

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloth big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using snaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite, and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of in a garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

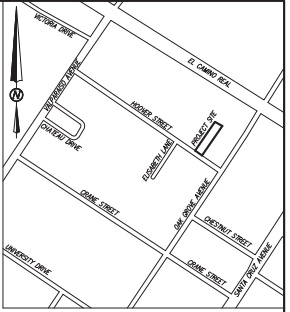
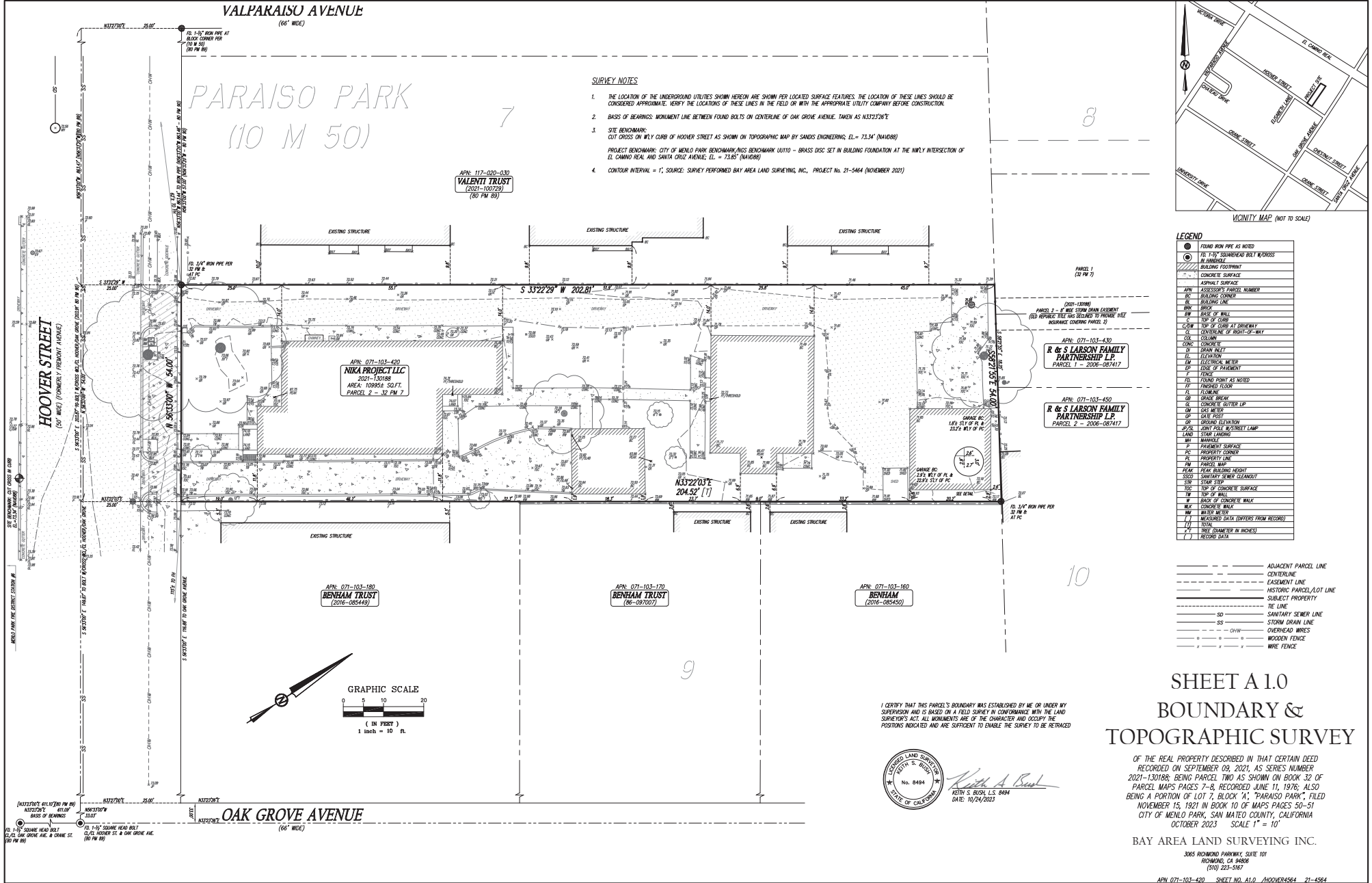
VALPARAISO AVENUE
(66' WIDE)

PARAISO PARK
(10 M 50)

SURVEY NOTES

1. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER LOCATED SURFACE FEATURES. THE LOCATION OF THESE LINES SHOULD BE CONSIDERED APPROXIMATE. VERIFY THE LOCATIONS OF THESE LINES IN THE FIELD OR WITH THE APPROPRIATE UTILITY COMPANY BEFORE CONSTRUCTION.
2. BASIS OF BEARINGS: MONUMENT LINE BETWEEN FOUND BOLTS ON CENTERLINE OF OAK GROVE AVENUE. TAKEN AS N3323203'E
3. SITE BENCHMARK:
CUT CROSS ON WILY CURB OF HOOVER STREET AS SHOWN ON TOPOGRAPHIC MAP BY SANDS ENGINEERS; EL. = 73.54' (NAVD83)
PROJECT BENCHMARK: CITY OF MENDO PARK BENCHMARK, BENCHMARK U0110 - BRASS DISC SET IN BUILDING FOUNDATION AT THE NWLY INTERSECTION OF EL CAMINO REAL AND SANTA CRUZ AVENUE; EL. = 73.65' (NAVD83)
4. CONTOUR INTERVAL = 1'; SOURCE: SURVEY PERFORMED BY AREA LAND SURVEYING, INC., PROJECT NO. 21-584 (NOVEMBER 2021)

APN: 117-020-033
VALENTI TRUST
(2021-103729)
(80 PM 88)



LEGEND

○	FOUND IRON PIPE AS NOTED
○	1/4" x 1/4" SQUARE IRON BOLT W/ CROSS IN PLACEMENT
○	BUILDING FOOTPRINT
▨	CONCRETE SURFACE
▨	ASPHALT SURFACE
APN	ASSASSIN'S PARCEL NUMBER
BL	BUILDING LINE
BRK	BRICK
BM	BASE OF WALL
C&W	TOP OF CURB AT DRIVEWAY
CC	CONCRETE OF BENT-UP-WAY
COLL	COLLUM
CR	CONCRETE
D	DRAIN INLET
EL	ELEVATION
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
F	FENCE
FS	FOUND POINT AS NOTED
FL	FLOORING
GR	GRASSY AREA
GL	CONCRETE OUTER LIP
GM	GUY WIRE
GP	GRASS PITCH
GRD	GROUND ELEVATION
JP	JUMP POLE W/ CORRECT LAMP
LAND	STATE LANDING
M	MATERIAL
PS	PAVEMENT SURFACE
PR	PROPERTY CORNER
PL	PROPERTY LINE
PM	PARCEL MAP
PK	PEAK BUILDING HEIGHT
SSSD	SANITARY SEWER CLEANOUT
ST	STEAK STEEL
TSG	TOP OF CONCRETE SURFACE
TR	TOP OF WALL
W	BACK OF CONCRETE WALK
WC	CONCRETE WALK
HW	WATER METER
MS	MEASURED DATA (EXCEPT FROM RECORD)
TJ	TOTAL
W	WOODEN FENCE
W	WIRE FENCE
W	WIRE FENCE

---	ADJACENT PARCEL LINE	
---	CENTERLINE	
---	EASTMENT LINE	
---	HISTORIC PARCEL/LOT LINE	
---	SUBJECT PROPERTY	
---	THE LINE	
---	SS	SANITARY SEWER LINE
---	SD	STORM DRAIN LINE
---	OHV	OVERHEAD WIRES
---	W	WOODEN FENCE
---	W	WIRE FENCE

SHEET A 1.0 BOUNDARY & TOPOGRAPHIC SURVEY

OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON SEPTEMBER 09, 2021, AS SERIES NUMBER 2021-130188; BEING PARCEL TWO AS SHOWN ON BOOK 32 OF PARCEL MAPS PAGES 7-8, RECORDED JUNE 11, 1976; ALSO BEING A PORTION OF LOT 7, BLOCK "A", "PARAISO PARK", FILED NOVEMBER 15, 1921 IN BOOK 10 OF MAPS PAGES 50-51 CITY OF MENDO PARK, SAN MATEO COUNTY, CALIFORNIA OCTOBER 2023 SCALE 1" = 10'

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

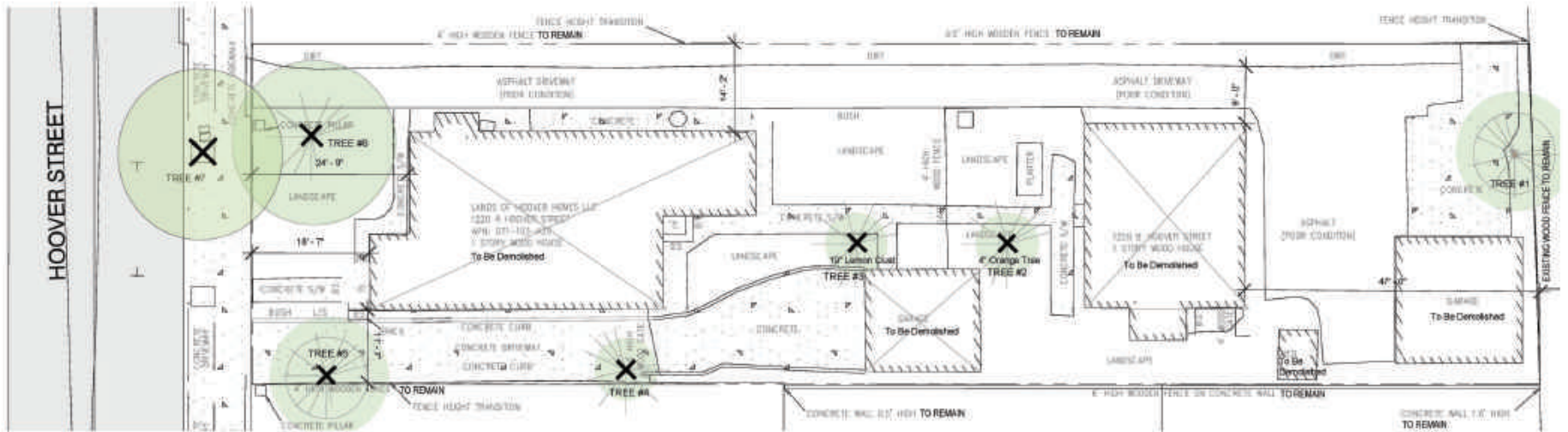


Keith S. Book
KEITH S. BOOK, L.S. 8494
DATE: 10/24/2023

BAY AREA LAND SURVEYING, INC.

3085 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 523-5167

APN 071-103-420 SHEET NO. A1.0 / HOOPER484 21-4584



NOTE: ALL EXISTING STRUCTURES ON THE PROPERTY TO BE DEMOLISHED

1 DEMOLITION PLAN
1/8" = 1'-0"

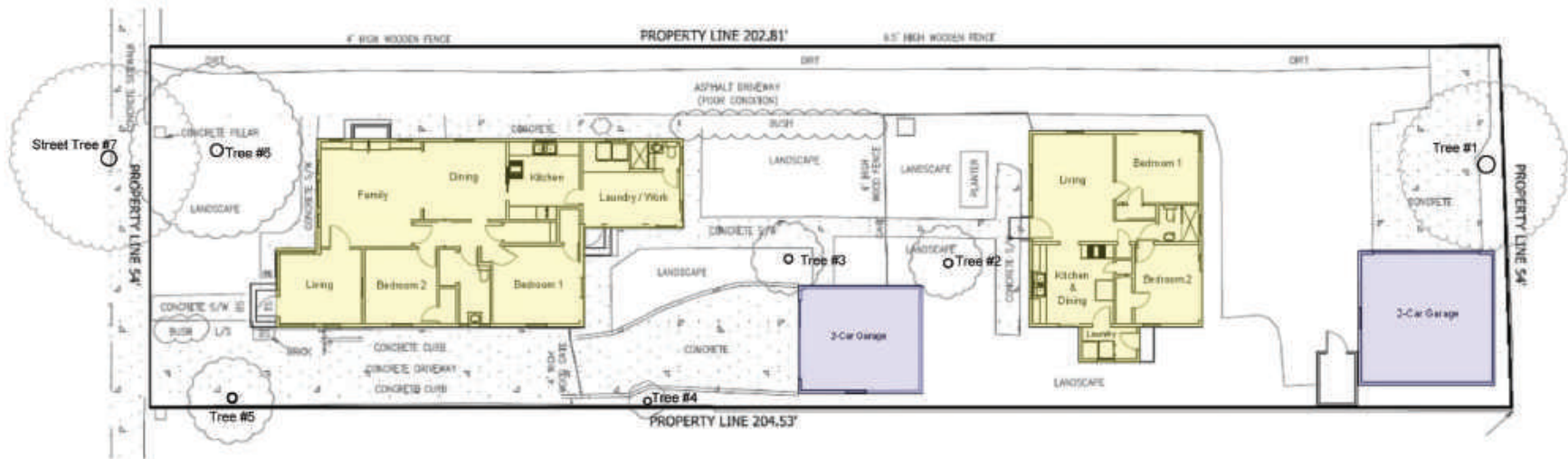


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HOOVER RESIDENTIAL
1220 HOOVER STREET,
MENLO PARK, CA

LPMD
Architects
1288 Kifer Road, Unit 206,
Sunnyvale, CA 94086
Telephone: 408-992-0280
Fax: 408-992-0281

Scale:	
Project No:	DEMOLITION PLAN
Sheet No:	A11
Date:	



1 EXISTING FLOOR PLANS
1/8" = 1'-0"



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Sheet No.	
Project No.	
Revision	
EXISTING FLOOR PLANS	
Sheet No.	A1.1a
Date	



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Revision:	_____
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_____	_____
Sheet No:	A12
of	_____



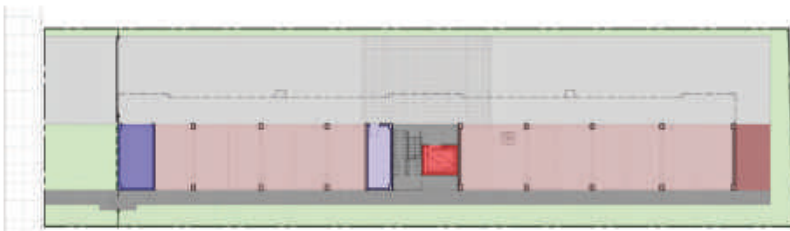
4 AREA FLOOR PLAN 4
1/8" = 1'-0"



3 AREA FLOOR PLAN 3
1/8" = 1'-0"



2 AREA FLOOR PLAN 2
1/8" = 1'-0"



1 AREA SITE PLAN
1/8" = 1'-0"



	COLOR CODE	SPACE CATEGORY	AREA (SF)
4TH FLOOR	[Orange]	RESIDENCE 6 - UPPER LEVEL (3 BEDROOM)	836
	[Light Orange]	RESIDENCE 7 - UPPER LEVEL (3 BEDROOM)	836
		SUM	1,672
3RD FLOOR	[Pink]	RESIDENCE 5 (2 BEDROOM)	881
	[Orange]	RESIDENCE 6 - LOWER LEVEL (3 BEDROOM)	628
	[Red]	ELEVATOR	80
	[Light Orange]	RESIDENCE 7 - LOWER LEVEL (3 BEDROOM)	628
	[Blue]	RESIDENCE 8 (2 BEDROOM)	1,089
	SUM	3,312	
2ND FLOOR	[Light Blue]	RESIDENCE 1 (2 BEDROOM)	1,069
	[Pink]	RESIDENCE 3 (2 BEDROOM)	885
	[Red]	ELEVATOR	80
	[Light Pink]	RESIDENCE 3 (2 BEDROOM)	764
	[Blue]	RESIDENCE 4 (2 BEDROOM)	921
	SUM	3,499	
1ST FLOOR	[Red]	ELEVATOR	80
	[Purple]	ELECTRICAL ROOM	128
	[Dark Blue]	TRASHROOM	180
	[Brown]	COVERED PARKING	2,388
	[Dark Red]	OPEN PARKING	171
	[Grey]	PAVED WALKWAY	1,048
	[Light Grey]	DRIVEWAY	4,746
[Green]	LANDSCAPE AREA	2,244	
	SUM	10,996 (SITE AREA)	

TOTAL AREA	RESIDENTIAL	8,554*
	ELECTRICAL ROOM	128
	TRASHROOM	180
	COVERED PARKING	2,388
	OPEN PARKING	171
	PAVED WALKWAY	1,048
	DRIVEWAY	4,746
	LANDSCAPE/DR AREA	2,244

PARKING CALCULATION		
UNIT TYPE	COUNT	PARKING SPACE # PROVIDED
1 BEDROOM UNIT	3	3
2 BEDROOM UNIT	3	6
3 BEDROOM UNIT	2	4
SUM	8	13

	PERMITTED / REQUIRED	PROPOSED (# UNITS)		
7 UNITS (SF)	7,656			
8TH UNIT BONUS (SF)	927			
TOTAL WITH BONUS (SF)		8,314		
DRIVEWAY (SF)	3,848	15.0%	4,917	64.7%
LANDSCAPE OPEN SPACE (SF)	2,740	15.0%	3,292	29.9%

*GFA Calculation:
 4th Floor = 1,672 sf
 3rd Floor = 3,312 sf
 2nd Floor = 3,499 sf
 1st Floor = 80 sf (elec & trash room exempt)
Total = 8,554 sf

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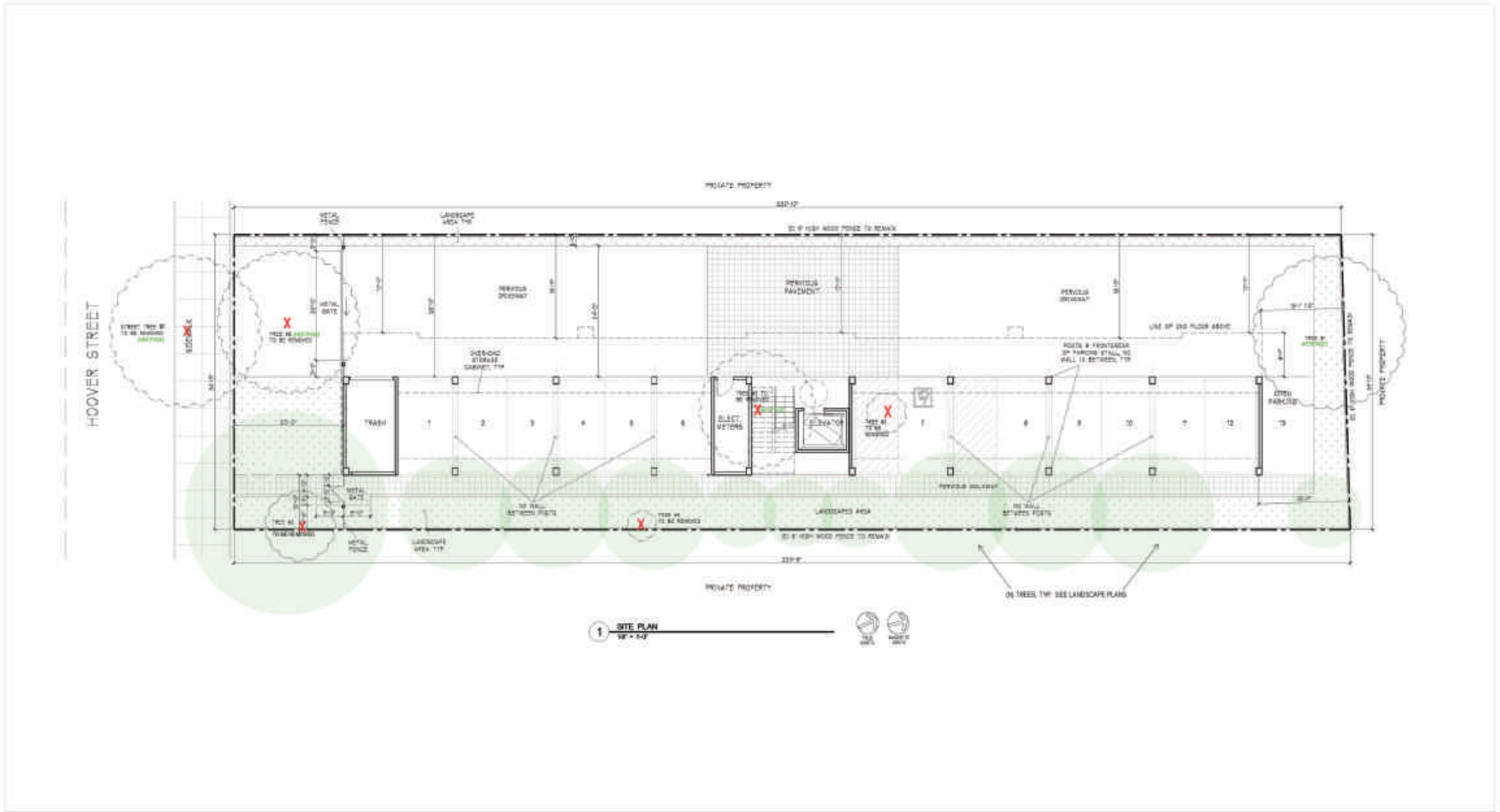
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AREA SUMMARY

Sheet No.

A13

of Sheets

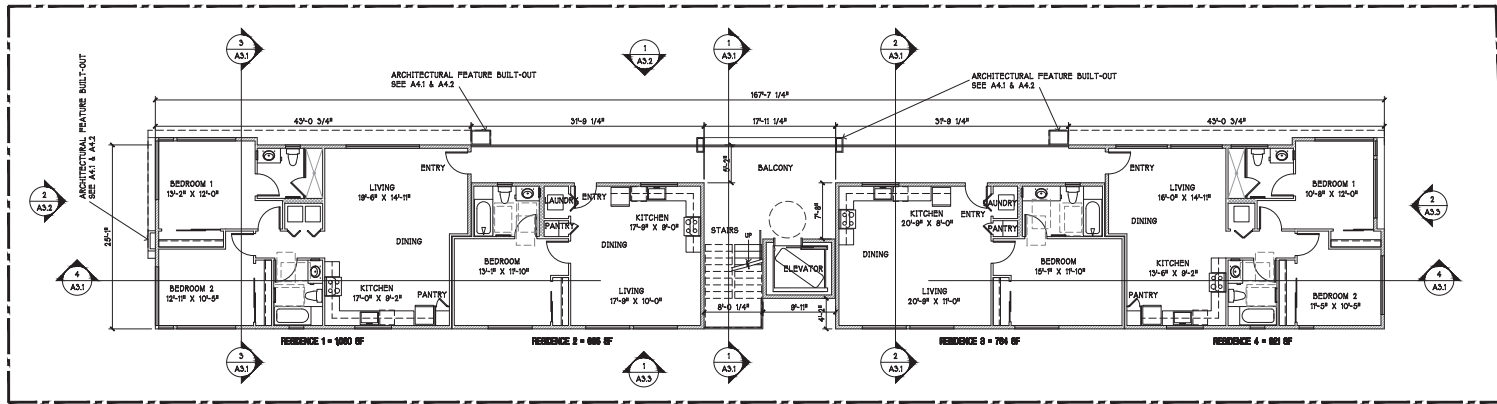


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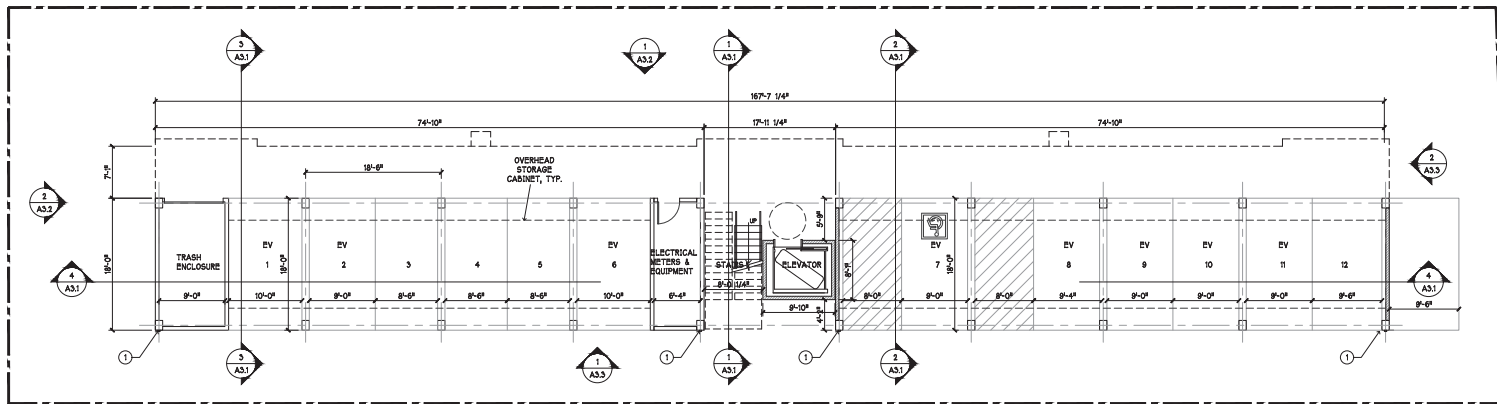
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Scale:	
Drawn By:	
Checked By:	
Date:	
Sheet No.:	A14
of	Sheets



FLOOR PLAN 2
1/8" = 1'-0"



FLOOR PLAN 1
1/8" = 1'-0"



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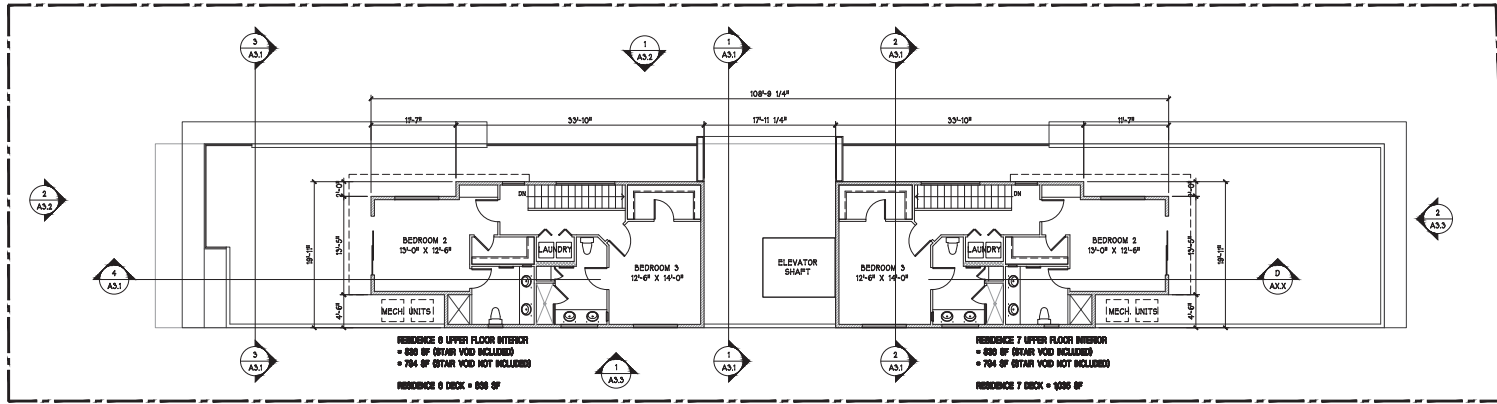
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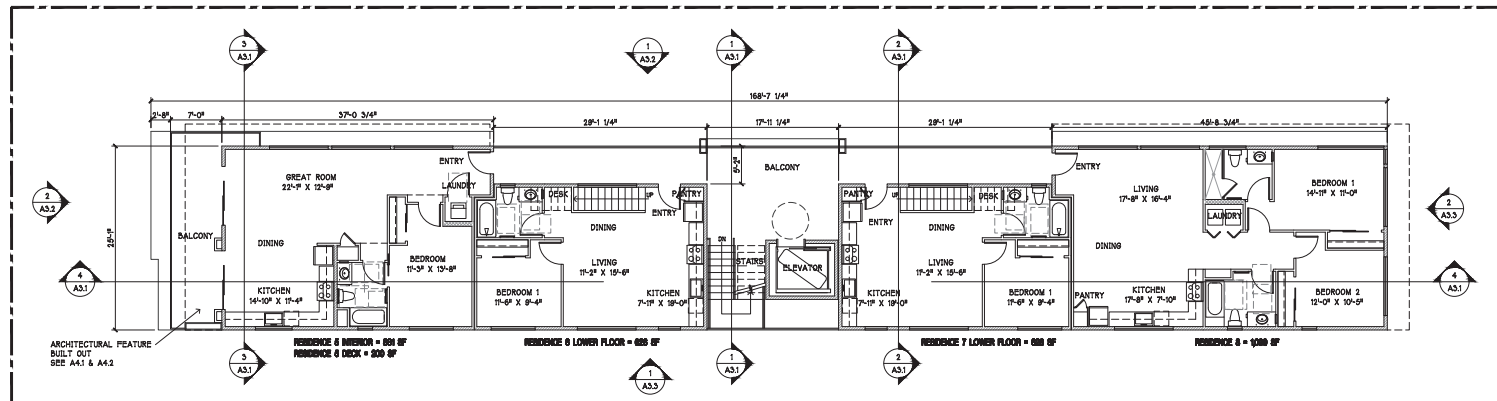
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FLOOR PLANS
1 & 2

A2.1



2 FLOOR PLAN 4
 9'0" = 1'-0"



1 FLOOR PLAN 3
 9'0" = 1'-0"



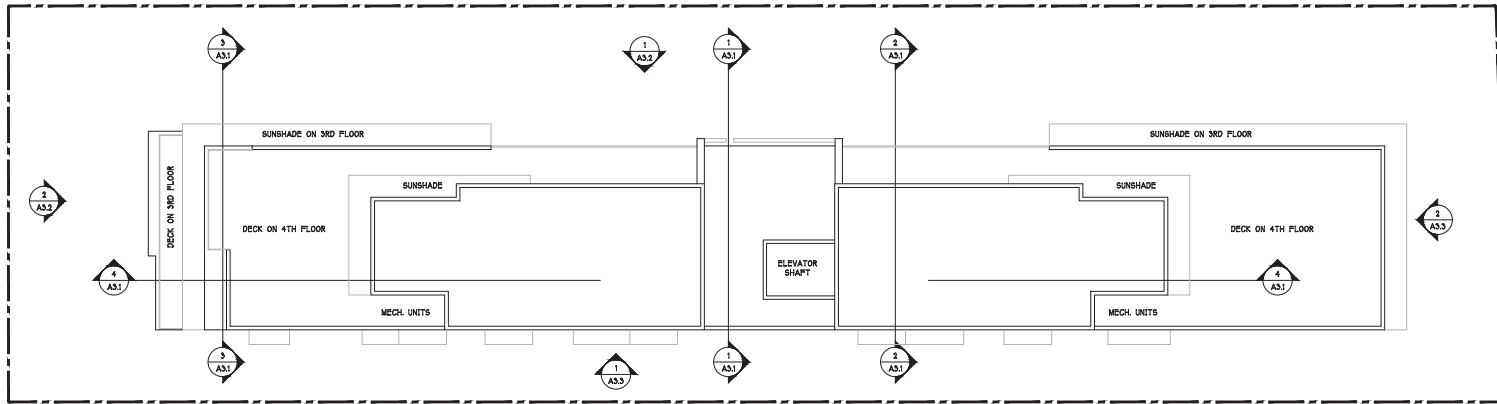
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Revision:	
Sheet No:	FLOOR PLANS 3 & 4
	A2.2
of	Sheets



1 ROOF PLAN
1/8" = 1'-0"

NOTE: ROOFTOP EQUIPMENT MUST BE SCREENED HORIZONTALLY TO EYE LEVEL AND MUST HAVE A MAXIMUM NOISE LEVEL OF 80 dBA MEASURED FROM 50 FEET. THIS WILL APPLY TO ANY ROOFTOP MECHANICAL EQUIPMENT, INCLUSIVE OF MECHANICAL EQUIPMENT ON SECOND THIRD STORY DECKS.

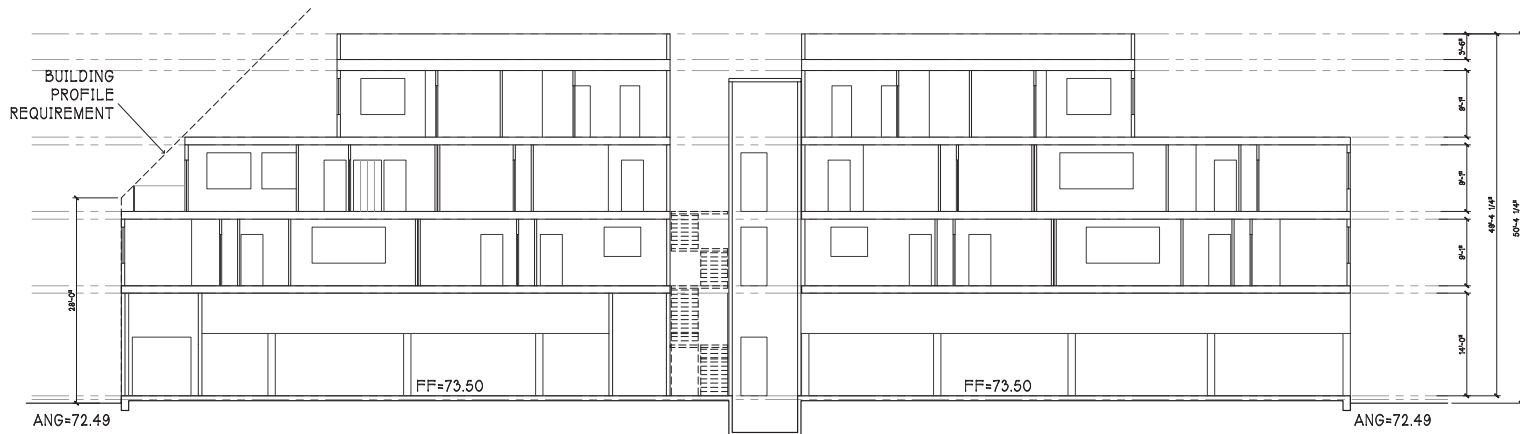
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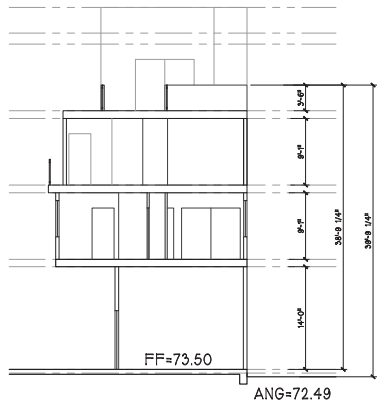
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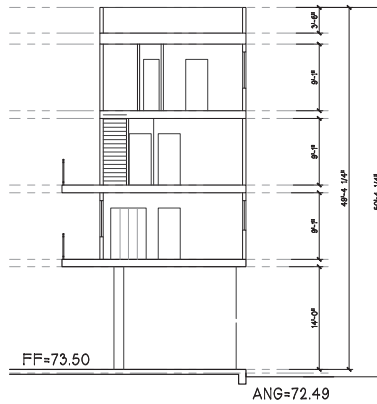
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Sheet No:	A23
of	Sheets



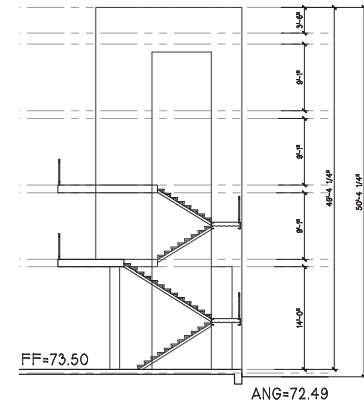
4 SECTION D-D
1/8" = 1'-0"



3 SECTION C-C
1/8" = 1'-0"



2 SECTION B-B
1/8" = 1'-0"



1 SECTION A-A
1/8" = 1'-0"

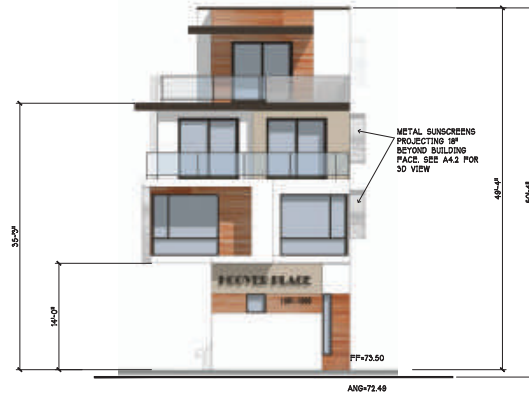
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Revised:	
SECTION	
Sheet No:	A3.1
of	Sheets



2 SOUTH ELEVATION - HOOVER STREET
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

AVERAGE NATURAL GRADE
= 71.81 + 72.18 + 73.07 + 72.88 / 4
= 72.48

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Revisions: _____

WEST & SOUTH ELEVATIONS
Sheet No: _____
A3.2
of _____ sheets



2 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

AVERAGE NATURAL GRADE
= [7181 + 7218 + 7307 + 7288] / 4
= 7248

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EAST & NORTH ELEVATIONS

Sheet No: **A3.3**

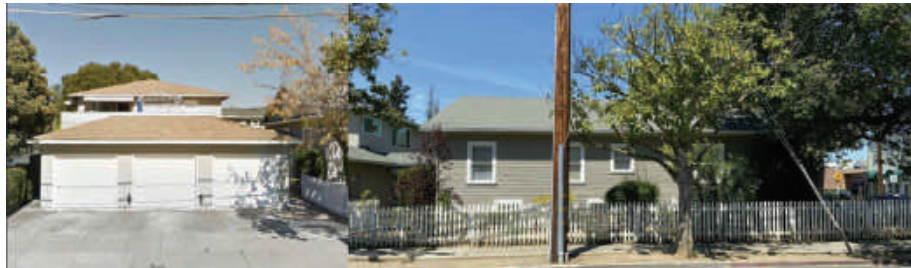
of _____ sheets



1 STREETScape
1/8" = 1'-0"



2) PHOTO FROM NEIGHBORING PROPERTIES FROM HOOPER STREET



3) PHOTO FROM NEIGHBORING PROPERTIES FROM HOOPER STREET

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STREETScape
Sheet No: _____
A3.4
of _____ sheets



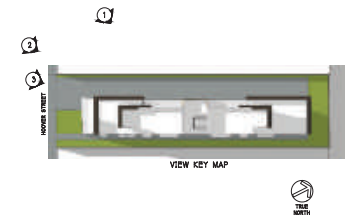
3 SOUTH WEST VIEW



2 SOUTH WEST VIEW



1 WEST VIEW



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PERSPECTIVES
 Sheet No: _____
A4.1
 of _____ sheets



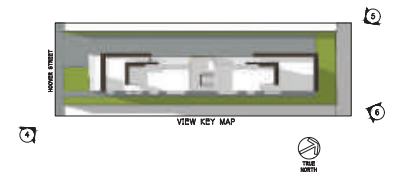
6 NORTH EAST VIEW



5 NORTH WEST VIEW



4 SOUTH EAST VIEW



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PERSPECTIVES
 Sheet No: _____
A4.2
 of _____ sheets



REAR VIEW



LEFT VIEW



FRONT VIEW



RIGHT VIEW

1 RESIDENCE 1 : Front side of property



GARAGE 2: SIDE VIEW



DRIVEWAY, LEFT SIDE OF PROPERTY, TOWARDS HOOVER ST.



GARAGE 2: REAR SIDE OF PROPERTY (NORTH EAST CORNER)
ACCESS FROM HOOVER ST. ON LEFT SIDE OF PROPERTY



GARAGE 1: RIGHT SIDE AND MIDDLE PART OF PROPERTY,
ACCESS FROM HOOVER ST. ON RIGHT SIDE OF PROPERTY



REAR VIEW



LEFT VIEW



FRONT VIEW



RIGHT VIEW

2 RESIDENCE 2 : Rear side of property

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SITE PHOTOS
EXISTING BUILDINGS
Sheet No: **A5.1**

of _____



1234, 1236, 1238 HOOVER STREET



1212 HOOVER STREET



690 OAK GROVE AVENUE



MENLO PARK FIRE STATION ON HOOVER STREET ACROSS THE SITE



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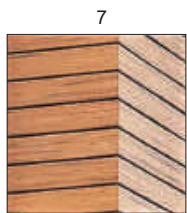
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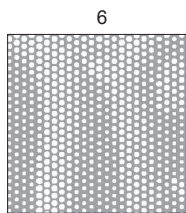
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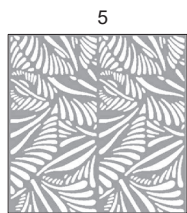
CONTEXT
PICTURES
Sheet No: _____
A5.2
of _____



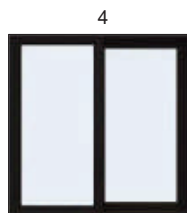
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COMPOSITE
WOOD SIDING



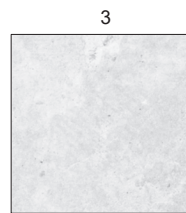
6
PREFABRICATED
METAL PANEL 2



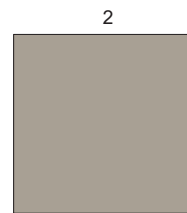
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PREFABRICATED
METAL PANEL 1



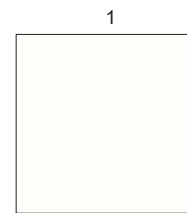
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VINYL WINDOW



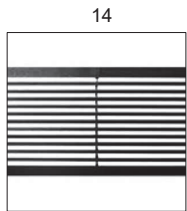
3
BODY PAINT 3
ON CONCRETE



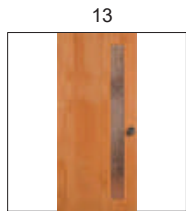
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BODY PAINT 2
IN STUCCO



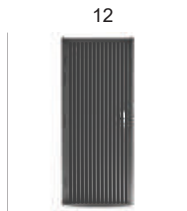
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BODY PAINT 1
IN STUCCO



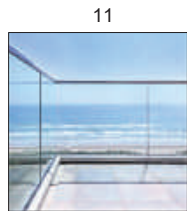
14
METAL GRILLE



13
UNIT ENTRY WOOD
DOOR



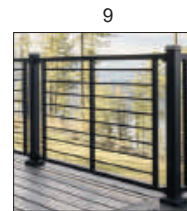
12
TRASH ROOM
STEEL DOORS



11
GLASS RAILING



10
METAL AWNING



9
METAL RAILING



8
STUCCO REVEAL
ALUMINUM

Nika Project LLC
P.O. Box 3683
Los Altos, CA 94024

HOOVER RESIDENTIAL
1220 HOOVER STREET,
MENLO PARK, CA

LPMD
Architects

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Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281

Revised: _____

**COLOR &
MATERIALS**
Sheet No: _____
A6.0
of _____ sheets



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Revised: _____

SOLAR STUDY
Sheet No: **A7.0**
of _____



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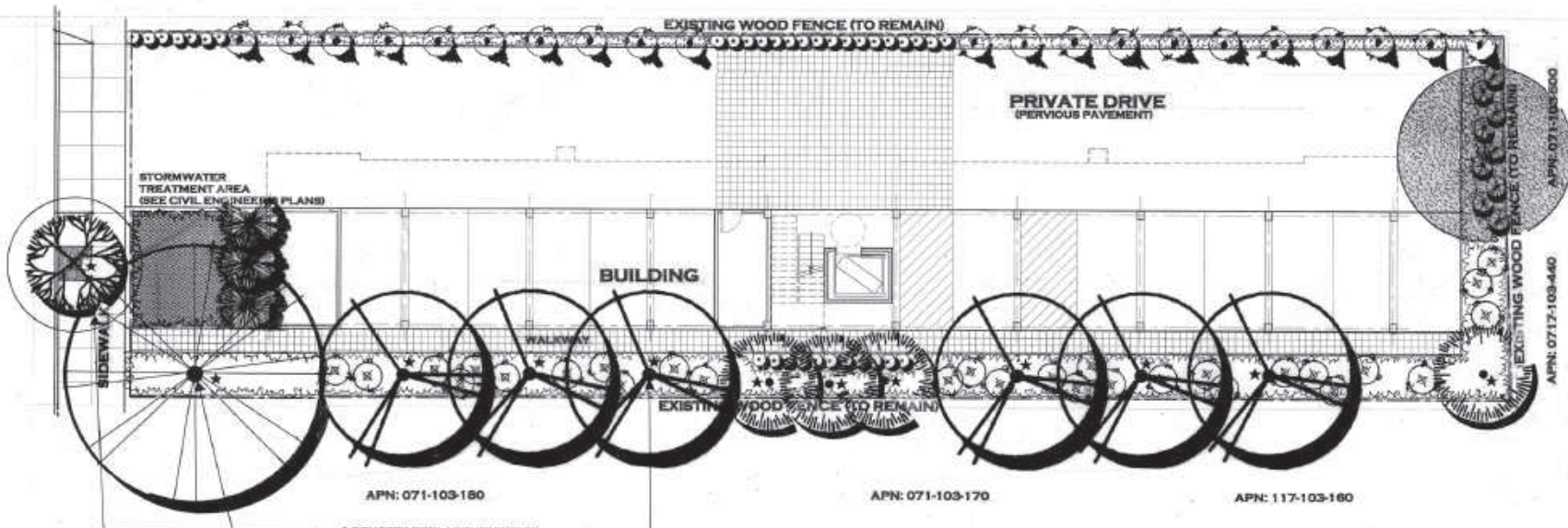
APN: 117-020-010

APN: 117-020-020

APN: 117-020-030

STREET

HOOVER



• DENOTES REPLACEMENT TREE FOR REMOVAL OF EXISTING HERITAGE TREE •

LANDSCAPE ARCHITECTURAL STATEMENT

LANDSCAPE ARCHITECTURAL DESIGN, LANDSCAPE DOCUMENTATION PACKAGE AND IMPLEMENTATION / CONSTRUCTION OF LANDSCAPE IMPROVEMENTS SHALL MEET THE CITY OF MENLO PARK REQUIREMENTS PROVIDED UNDER APPLICABLE CHAPTER(S) OF THE ZONING CODE AND COMPLY WITH THE WATER EFFICIENCY LANDSCAPE ORDINANCE (W.E.L.O.). THE LANDSCAPE ARCHITECT SHALL CONDUCT SITE OBSERVATIONS (AS REQUIRED) OF THE LANDSCAPE IMPROVEMENTS AND PROVIDE CERTIFICATION OF INSTALLATION ACCORDING TO THE APPROVED LANDSCAPE DOCUMENTATION PACKAGE.



JAY E. ISAACSON, ASLA
CA LICENSE #1740
DATE: 09/21/22

PLANT PALETTE

KEY	CONT. SIZE	BOTANICAL NAME	COMMON NAME	MATURE HT x SP	WUCOLS RATING	NOTES
TREES:						
T1	30" BOX	CHROMANTHUS RETUSUS	CHINESE FRINGE TREE	20'X20'	M	
T2	38" BOX	THETANOPSIS LAURINA	WATER GUM	40'X55'	M	
T3	48" BOX	QUERCUS RUBER	CORK OAK	45'X45'	L	
T4	58" BOX	LAURUS NOBILIS "SARATOGA"	SWEET BAY	30'X15'	L	
SHRUBS & PERENNIALS:						
S1	5 GAL.	JUNIPERUS CHINENSIS "ROBUSTA GREEN"	COLUMNAR JUNIPER	18'X4'	L	
S2	5 GAL.	LAVANDULA	ENGLISH LAVENDER	3'X3'	L	
S3	5 GAL.	LEUCADENDRON HYBRID "SAFARI SUNSET"	N.C.N.	6'X6'	L	
S4	1 GAL.	PHORRHIZUM HYBRID "MAORI QUEEN"	FLAX	3'X4'	L	
S5	5 GAL.	RHAPHOLEPIS INDICA "CLARA"	INDIAN HAWTHORN	4'X4'	L	
S6	5 GAL.	ROSA "SCARLET MEDILAND"	ROSE	2'X3'	M	
S7	5 GAL.	ROSA "WHITE MEDILAND"	ROSE	2'X3'	M	
GROUND COVERS:						
G1	1 GAL.	ARCTOSTAPHYLOS 10-24" O.I.	DWARF MANZANITA	1'X4'	L	
G2	1 GAL.	CELANOTHUS GRISSEUS	CARMEL CREEPER	2'X8'	L	
STORMWATER MANAGEMENT PLANTS:						
SMP1	1 GAL.	JUNICUS PATENS	CA GRAY RUSH	3'X3'	M	

WUCOLS RATING (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES)
 VL VERY LOW WATER USE
 L LOW WATER USE
 M MODERATE WATER USE
 H HIGH WATER USE
 NOTE: RATINGS ARE BASED ON CURRENT WUCOLS EDITION Q2014.

MULTI-FAMILY RESIDENCE
1220 HOOVER STREET, MENLO PARK, CA

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P.O. BOX 3689
LOS ALTOS, CA 94024

PRELIMINARY LANDSCAPE PLAN

JOB #	REVISIONS
21008	109.21.22 02.19.24
DATE:	10.11.22
DATE:	04.24.23
DATE:	09.15.23
DATE:	02.13.24

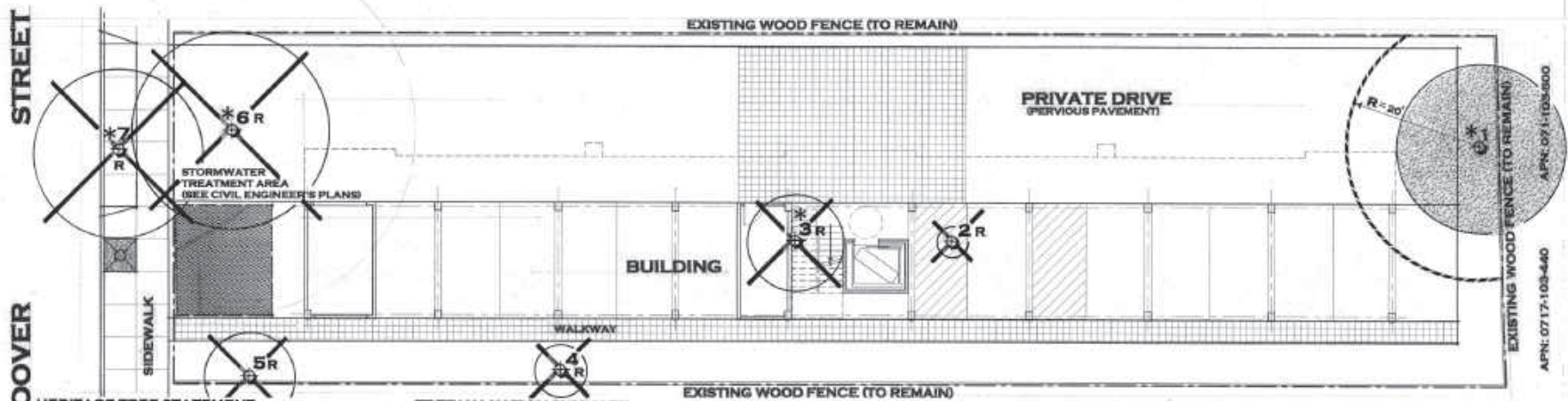


SHEET
L1
OF

APN: 117-020-010

APN: 117-020-020

APN: 117-020-030



HERITAGE TREE STATEMENT

- THREE (3) ON-SITE EXISTING TREES (TREE NUMBERS 1, 3 & 6) AND ONE (1) EXISTING STREET TREE (TREE NUMBER 7), EQUALING A TOTAL OF FOUR (4) HAVE BEEN IDENTIFIED AS HERITAGE TREES PER CITY OF MENLO PARK HERITAGE TREE ORDINANCE, CHAPTER 13.24.
- THREE (3) EXISTING HERITAGE TREES (TREE NUMBERS 3, 6 & 7) ARE PROPOSED TO BE REMOVED.
- EXISTING TREE INVENTORY PLAN (SHEET #L2) AND PRELIMINARY LANDSCAPE PLAN (SHEET #L1) ARE INCLUDED AS PART OF THE HERITAGE TREE REMOVAL PERMIT PER CITY OF MENLO PARK ORDINANCE.

PROPOSED HERITAGE TREE REPLACEMENT

- REPLACEMENT TREES FOR REMOVAL OF THREE (3) EXISTING HERITAGE TREES SHALL CONFORM TO CITY OF MENLO PARK ORDINANCE, CHAPTER 13.24.090.
- PROPOSED REPLACEMENT TREES SHALL BE AS FOLLOWS:
 - SIX (6) 36" BOX SPECIMEN (TRISTANOPSIS LAURINA) AND ONE (1) 48" BOX SPECIMEN (QUERCUS SUBER) AS REPLACEMENT FOR EXISTING TREE #6.
 - FOUR (4) 36" BOX SPECIMEN (LAURUS NOBILIS "SARATOGA") AS REPLACEMENT FOR EXISTING TREE #3.
 - ONE (1) 36" BOX SPECIMEN (CHIONANTHUS RETUSUS) AS REPLACEMENT FOR EXISTING TREE #7.
- FINAL SELECTION OF REPLACEMENT TREES SHALL BE APPROVED BY CITY OF MENLO PARK CITY ARBORIST.

REPLACEMENT TREE REQUIREMENT TABLE PER CITY OF MENLO PARK HERITAGE TREE ORDINANCE 13.24

Trunk diameter	Replacement requirement	Minimum value
10 to 18 inches (only applies to oak)	One (1) 66" caliper	\$100
Greater than 18 to 20 inches	One (1) 61" caliper	\$200
Greater than 20 to 30 inches	One (1) 24-inch tree box	\$400
Greater than 30 to 40 inches	One (1) 36-inch tree box	\$1,200
Greater than 40 to 60 inches	One (1) 48-inch tree box	\$6,000
Greater than 60 inches	One (1) 60-inch tree box	\$12,000

TREE VALUATION SUMMARY

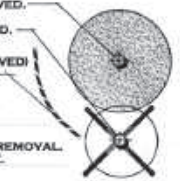
(VALUATION TO CONFORM TO CITY OF MENLO PARK HERITAGE TREE ADMINISTRATIVE GUIDELINES)

- TOTAL APPRAISED VALUE OF EXISTING HERITAGE TREES #3, 6 & 7 = \$41,520.00
- VALUE OF PROPOSED REPLACEMENT TREES + ONE (1) 48" BOX SPECIMEN TREE = \$5,000.00 + ELEVEN (11) 36" BOX SPECIMEN TREES = \$13,200.00
- TOTAL VALUE = \$18,200.00

TOTAL DIFFERENCE IN VALUE OF HERITAGE TREES TO BE REMOVED AND PROPOSED REPLACEMENT TREES = \$23,320.00 (IN-LIEU FEE)
 (* NOTE: IN-LIEU FEE SHALL BE PAID UPON PLN APPROVAL, PRIOR TO HTR PERMIT ISSUANCE.)

EXISTING TREE LEGEND

- EXISTING TREE PROPOSED TO BE PRESERVED.
- EXISTING TREE PROPOSED TO BE REMOVED.
- PROPOSED EXISTING TREE (TO BE PRESERVED) PROTECTION FENCE (6" HIGH CHAIN LINK FENCING PER CITY OF MENLO PARK STANDARDS).
- * DENOTES EXISTING HERITAGE TREE.
- R DENOTES EXISTING TREE PROPOSED FOR REMOVAL.
- R* DENOTES PROPOSED REPLACEMENT TREE.



APN: 071-103-170

APN: 117-103-160

EXISTING TREE INVENTORY CHART

NOTE: EXISTING TREE INVENTORY IS BASED ON CERTIFIED ARBORIST'S TREE INVENTORY AND PROTECTION REPORT PREPARED BY NED PATCHETT (REVISED: 09.24.22).

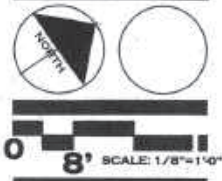
ID	Species	Species Name	DBH (inches)	Surface Area	Health Rating	Structural Condition	Description	Recommendation	2023 Projected Size
* 1	Cherry	Heartsong	22.5	Yes	4	4	Well established tree with moderate canopy cover. No significant structural issues observed. Pruning history is consistent with standards. The tree is in the upper canopy of the site.	Preserve (see HTR and landscape plan) with protection.	11'
R 1	Orange	Chickadee	5	Yes	3	4	Tree shows signs of decline with a sparse canopy. Pruning is recommended.	Designated for removal per ordinance.	8'
R* 1	Lemon	Chickadee	1.4	Yes	3	2	Tree shows signs of decline with a sparse canopy. Pruning is recommended. Additional work needs to be done to improve canopy health and structure of the tree.	Designated for removal per ordinance.	8'
R 4	Pine	Pycnostrobus	5.0	Yes	3	2	Tree shows signs of decline with a sparse canopy. Pruning is recommended.	Designated for removal per ordinance.	8'
R 1	Maple	Redwood	11	Yes	3	2	Tree shows signs of decline with a sparse canopy. Pruning is recommended. Additional work needs to be done to improve canopy health and structure of the tree.	Designated for removal per ordinance.	8'
R* 1	Bushes	Japanese quince	6	Yes	3	2	Tree shows signs of decline with a sparse canopy. Pruning is recommended.	Designated for removal per ordinance.	8'
R* 1	Pruned	Pruned	6	Yes	3	2	Tree shows signs of decline with a sparse canopy. Pruning is recommended.	Designated for removal per ordinance.	8'

MULTI-FAMILY RESIDENCE
1220 HOOPER STREET, MENLO PARK, CA

NIKA PROJECT LLC
P.O. BOX 3663
LOS ALTOS, CA 94024

EXISTING TREE INVENTORY PLAN

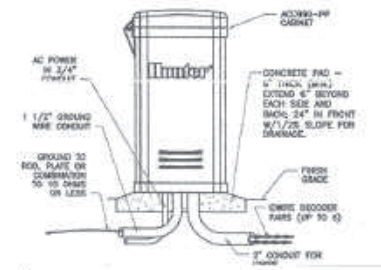
JOB #	REVISIONS
21008	09.21.22
	09.11.22
	09.24.22
	09.13.23
	09.13.23



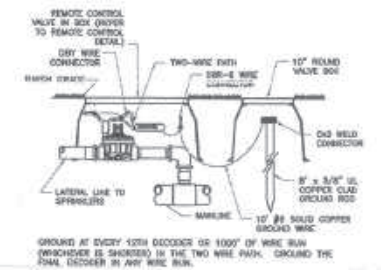
SHEET
L2
OF

MULTI-FAMILY RESIDENCE
1220 HOOVER STREET, MENLO PARK, CA

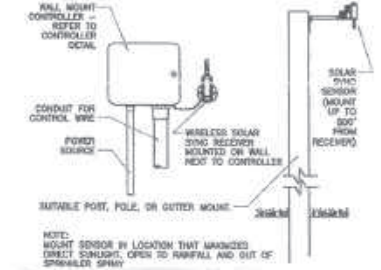
NIKA PROJECT LLC
P.O. BOX 3683
LOS ALTOS, CA 94024



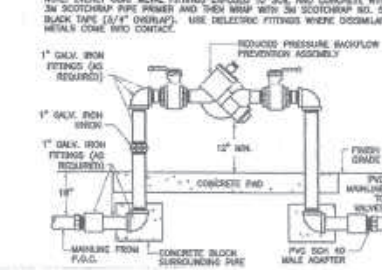
11 PEDESTAL MOUNT AUTOMATIC CONTROLLER



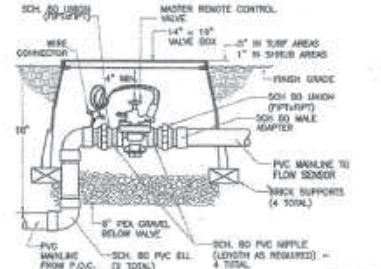
12 TWO WIRE DECODER GROUNDING



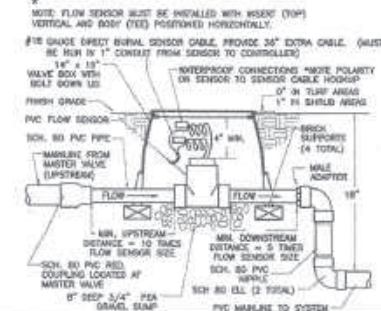
13 SOLAR SYNC WEATHER SENSOR



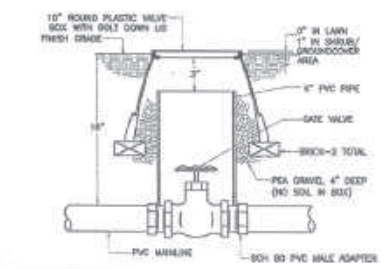
14 REDUCED PRESSURE BACKFLOW ASSEMBLY



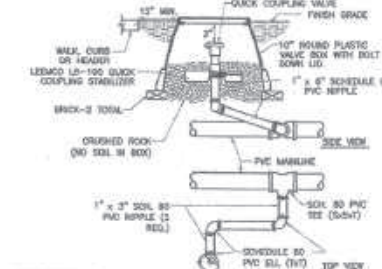
15 MASTER REMOTE CONTROL VALVE



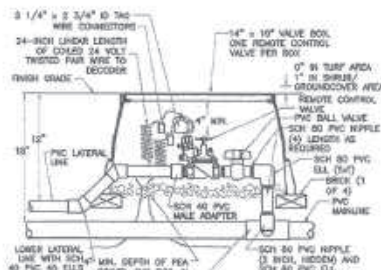
16 PVC FLOW SENSOR



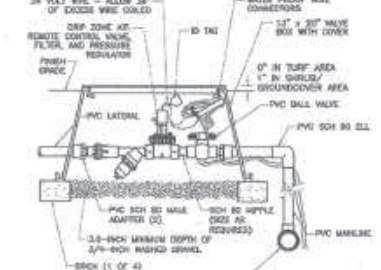
17 GATE VALVE



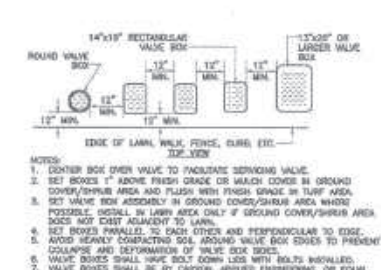
18 QUICK COUPLER VALVE



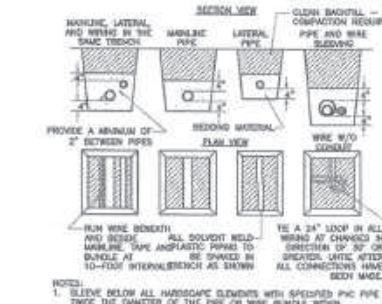
19 REMOTE CONTROL VALVE & BALL VALVE



10 DRIP ZONE REMOTE CONTROL VALVE ASSEMBLY



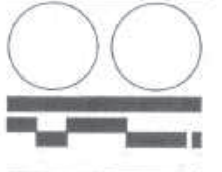
11 MULTIPLE IRRIGATION BOX LAYOUT



12 PIPE & CONTROL WIRE TRENCHING

IRRIGATION DETAILS

JOB #	REVISIONS
21008	10.21.20
	10.11.20
DATE	12.14.21
	04.24.23
	06.15.24
	07.12.24



STEP 1: STRIP WIRES 1/2" FROM ENDS.

STEP 2: APPLY 3000GALOK Y SPRING CONNECTOR IN A CLOCKWISE DIRECTION.

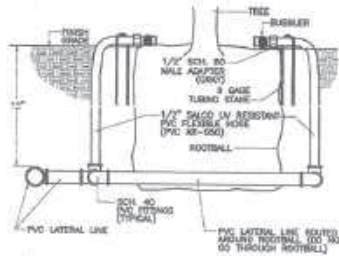
STEP 3: INSERT SPICE TO BOTTOM OF GR-FILLED TUBE CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING PRESSURE AND IS SEATED AT BOTTOM OF TUBE.

STEP 4: POSITION WIRES IN WIRE CHANNELS AND GLOVE INSULATOR TUBE COVER.

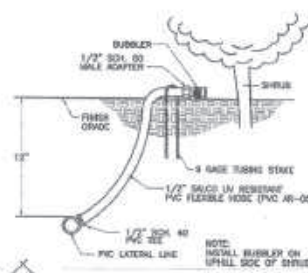
NOTE: MAXIMUM WIRE SIZE PER DEY-8 CONNECTOR ARE THREE #14'S OR TWO #12'S AND PER DEY-8 CONNECTOR ARE FOUR #14'S OR THREE #12'S.



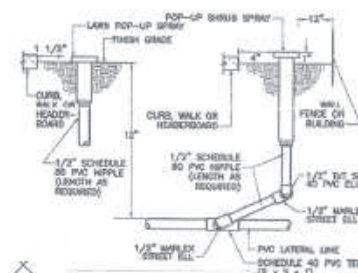
13 CONTROL WIRE CONNECTION



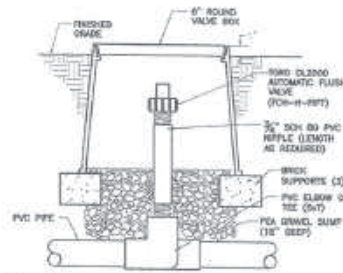
14 TREE BUBBLER



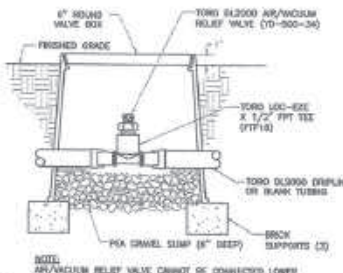
15 SHRUB / VINE BUBBLER



16 POP-UP SPRINKLER

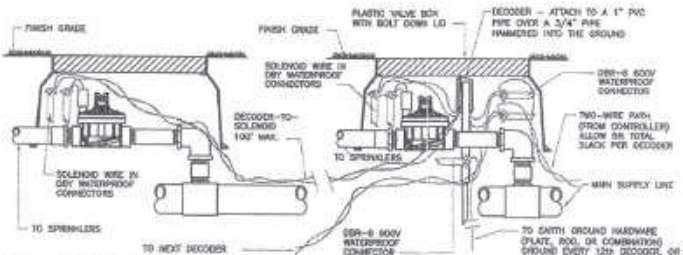


17 AUTOMATIC FLUSH VALVE

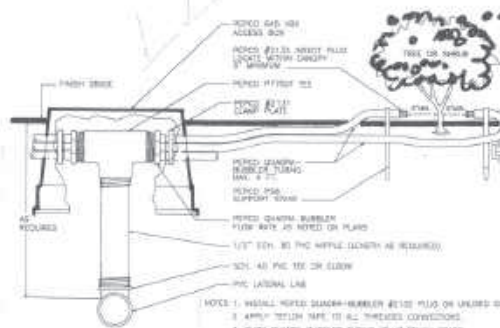


18 AIR / VACUUM RELIEF VALVE

NOTE: 1. RETAIL VALVE USUALLY 9" AWAY FROM PLASTER WALL BEYOND FACE OF PLASTER.
2. NO REGULATOR IS REQUIRED FOR POND GRADE BUBBLER ZONES.



19 EXAMPLE OF DECODER WIRING TO SEPARATE BOXES



20 QUADRA-BUBBLER DUAL BUBBLER ASSEMBLY

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT NAME: _____
LOCATION: _____
EVAPOTRANSPIRATION (ETc): _____
SOURCE: MWLD APPENDIX "A"

HYDROZONE VALVE #	PLANT SPECIES	PLANT FACTOR (P.F.)	IRR. METHOD	IRR. EFFICIENCY (E.C.)	E.T.A.F. (E.T.A.F.)	LANDSCAPE AREA (L.A.) (S.F.)	% OF LANDSCAPE AREA	ESTIMATED TOTAL WATER USE (E.T.W.U.)
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
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16								
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25								
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27								
28								
29								
30								

ESTIMATED TOTAL WATER USE (E.T.W.U.) TOTAL:
MAXIMUM ALLOWED WATER ALLOWANCE (M.A.W.A.) TOTAL:

LEGEND:
HYDROZONE / VALVE # = SEE IRRIGATION SYSTEM PLAN
PLANT SPECIES = PLANT DESCRIPTION (PER WUCOLS)
HW = HIGH WATER USE PLANT
MW = MODERATE WATER USE PLANT
LW = LOW WATER USE PLANT
VLW = VERY LOW WATER USE PLANT
IRRIGATION METHOD
MS = MICROSPRAY
S = SPRAY
R = ROTOR
B = BUBBLER
D = DRIP
O = OTHER
IRRIGATION EFFICIENCY (E.C.)
ME = 0.75 D = 0.81
S = 0.75 R = 0.75
B = 0.85 D = 0.85
E.T.W.U. (ANNUAL GALLONS REQUIRED):
ETc x L.A. x E.T.A.F. x AREA = E.T.W.U.
M.A.W.A. (ANNUAL GALLONS ALLOWED):
ETc (B.S.D.) x E.T.A.F. x L.A. = M.A.W.A.
0.62 = CONVERSION FACTOR
CONVERTS ACRES INCHES PER ACH. FT. TO GALLONS PER SQUARE FOOT / YR.



ISAACSON, WOOD & ASSOCIATES
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PHONE: (408) 438-3325
ISAACSON@AOL.COM

MULTI-FAMILY RESIDENCE
1220 HOOVER STREET, MENLO PARK, CA

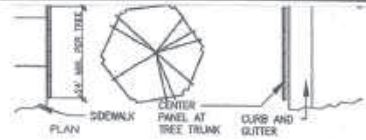
NIKA PROJECT LLC
P.O. BOX 3683
LOS ALTOS, CA 94024

IRRIGATION DETAILS

JOB #	REVISIONS
21008	03.21.23, 05.19.24
DATE	01.11.24
12.14.21	04.24.23
	06.15.23
	02.13.23



SHEET
L4
OF

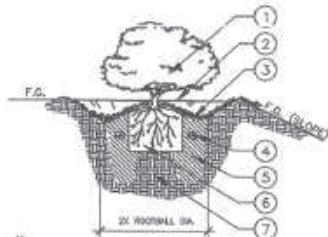


DEPTH MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS WITH A MINIMUM THICKNESS OF 0.085". PANELS SHALL HAVE ROOT DEFLECTING CHANNELS 6" O.C. CENTER PANELS ON TREE TRUNK AND SET PANEL MIN. 1" ABOVE FIN. GRADE.

- FINISH GRADE OF SIDEWALK.
- CONCRETE CURB AND GUTTER.
- NATIVE SOIL.
- 3/4" GRAVEL BACKFILL.
- ROOTBALL, CROWN AT OR ABOVE FINISH GRADE.
- SEE TREE PLANTING DETAIL.

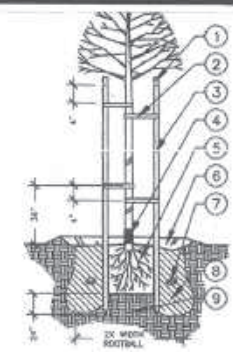
NOTES:
A. PROVIDE ROOT BARRIERS AT ALL TREES PLANTED WITHIN 5' OF CURBS, STREETS, OR SIDEWALKS.

P1 TREE PLANTING W/ ROOT CONTROL BARRIER



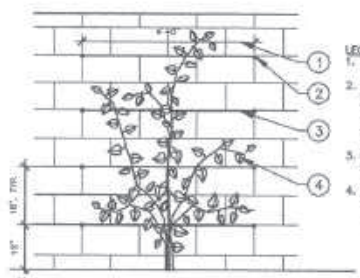
- LEGEND:
- SHRUB PLANT MATERIAL. SEE PLANTING PLANS AND LEGEND.
 - MINIMUM 2"-3" HIGH WATER BASIN.
 - TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
 - FERTILIZER PLANT TABLETS. SEE SPECIFICATIONS FOR SIZE AND QUANTITY.
 - PLANTING BACKFILL MIX PER SPECIFICATIONS.
 - SHRUB ROOTBALL, AT OR ABOVE FINISH GRADE.
 - NATIVE SOIL (OR APPROVED IMPORT).

P2 SHRUB PLANTING



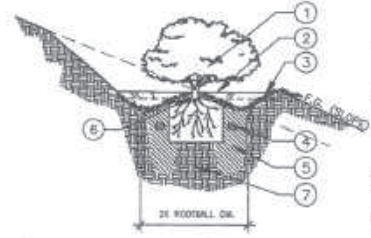
- LEGEND:
- CUT OFF ENDS DAMAGED BY DRIVING.
 - FOUR (4) "DINCH-TIE" RUBBER TREE STRAPS ATTACHED TO STAKES WITH 1-1/4" THREADED GALVANIZED NAILS.
 - TWO (2) 2" DIA. LODGEPOLE STAKES. DO NOT DRIVE STAKE(S) INTO ROOT BALL AND AVOID CONTACT WITH BRANCHES WHEREVER POSSIBLE. SINGLE STAKE CONFERS. IF TRUNK IS 4" OR LESS, ONLY ONE SUPPORT IS REQUIRED APPROX. 8" BELOW PRIMARY BRANCHES.
 - APPROVED TRUNK PROTECTOR, ARBOR GUARD OR EQUAL, IN TURF AREAS ONLY.
 - ROOT BALL.
 - CONTINUOUS 3" HEIGHT WATERING BASIN, EXCEPT IN TURF AREAS. REMOVE BASIN AT END OF MAINTENANCE PERIOD. PROVIDE BARK MULCH PER SPECS (KEEP 6" AWAY FROM TRUNK).
 - PLANT TABLETS PER SPECS.
 - BACKFILL MIX - SEE DRAWINGS OR SPECS.
 - NATIVE SOIL.

P3 TREE STAKING



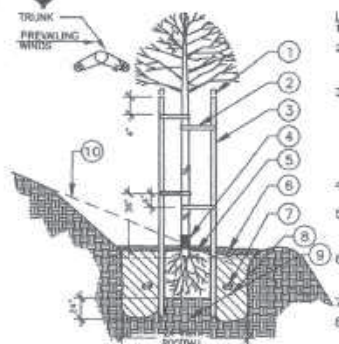
- LEGEND:
- MASONRY WALL.
 - 1-1/2" x 3/8" STAINLESS STEEL EYE BOLT, FASTEN TO WALL IN PRE-DRILLED HOLE WITH LEAD EXPANSION SHIELD IN MORTAR JOINT.
 - COLD DRAWN STAINLESS STEEL 1/8 GAUGE WIRE.
 - VINE OR ESPALIER PER PLAN. ATTACH PLANT TO WIRE WITH GREEN NURSERY TAPE.

P4 VINE / ESPALIER ON HORIZONTAL WIRE SUPPORT



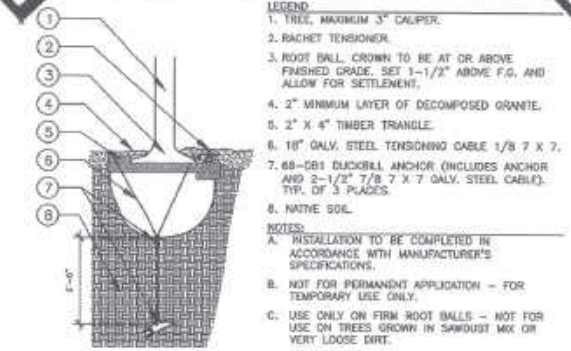
- LEGEND:
- SHRUB PLANT MATERIAL. SEE PLANTING PLANS AND LEGEND.
 - 4" HIGH x 2" DIAMETER PLANT BASIN, COVER WITH TOP DRESSING.
 - TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
 - FERTILIZER PLANT TABLETS. SEE SPECIFICATIONS FOR SIZE AND QUANTITY.
 - PLANTING BACKFILL MIX PER SPECIFICATIONS.
 - PLANTING DEPTH: TOP OF ROOTBALL 1" ABOVE FINISH GRADE.
 - NATIVE SOIL (OR APPROVED IMPORT).
- NOTE: BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.

P5 SHRUB PLANTING SLOPE CONDITION



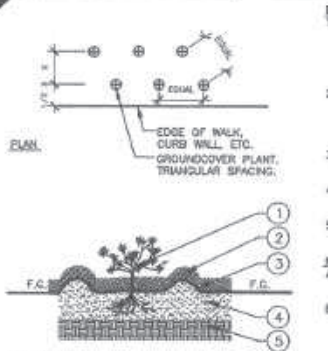
- LEGEND:
- CUT OFF ENDS DAMAGED BY DRIVING.
 - FOUR (4) "DINCH-TIE" RUBBER TREE STRAPS ATTACHED TO STAKES WITH 1-1/4" THREADED GALVANIZED NAILS.
 - TWO (2) 2" DIA. LODGEPOLE STAKES. DO NOT DRIVE STAKE(S) INTO ROOT BALL AND AVOID CONTACT WITH BRANCHES WHEREVER POSSIBLE. SINGLE STAKE CONFERS. IF TRUNK IS 4" OR LESS, ONLY ONE SUPPORT IS REQUIRED APPROX. 8" BELOW PRIMARY BRANCHES.
 - APPROVED TRUNK PROTECTOR, ARBOR GUARD OR EQUAL, IN TURF AREAS ONLY.
 - ROOT BALL PLANTING DEPTH: TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE.
 - 4" HIGH x 2" DIA. PLANT BASIN. PROVIDE BARK MULCH PER SPECS (KEEP 6" AWAY FROM TRUNK).
 - PLANT TABLETS PER SPECS.
 - BACKFILL MIX - SEE DRAWINGS OR SPECS.
 - NATIVE SOIL.
 - SLOPE TO BE 2:1 MAXIMUM. BLEND INTO EXISTING SLOPE.
- NOTE: BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.

P6 TREE PLANTING SLOPE CONDITION



- LEGEND:
- TREE, MAXIMUM 3" CALIPER.
 - RATCHET TENSIONER.
 - ROOT BALL, CROWN TO BE AT OR ABOVE FINISHED GRADE. SET 1-1/2" ABOVE F.G. AND ALLOW FOR SETTLEMENT.
 - 2" MINIMUM LAYER OF DECOMPOSED GRANITE.
 - 2" X 4" TIMBER TRIANGLE.
 - 1/8" GALV. STEEL TENSIONING CABLE 1/8 7 X 7.
 - 68-081 DUCKBILL ANCHOR (INCLUDES ANCHOR AND 2-1/2" 7/8 7 X 7 GALV. STEEL CABLE). TRY. OF 3 PLACES.
 - NATIVE SOIL.
- NOTES:
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
B. NOT FOR PERMANENT APPLICATION - FOR TEMPORARY USE ONLY.
C. USE ONLY ON FIRM ROOT BALLS - NOT FOR USE ON TREES GROWN IN SAWDUST MIX OR VERY LOOSE DIRT.
D. TREE CANOPY SHOULD BE KEPT DROPPED TO MINIMIZE WIND RESISTANCE.

P7 TREE ROOTBALL STRAP



- LEGEND:
- GROUND COVER PLANT MATERIAL FROM 1 GALLON CONTAINER, FLAT, OR LINER. TRIANGULAR SPACING. SEE PLANTING PLANS AND LEGEND.
 - TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
 - MINIMUM 2"-3" HIGH WATER BASIN.
 - AMENDED SOIL PER PLANTING PLANS AND SPECIFICATIONS.
 - SCARIFIED SUB-GRADE. SEE SPECIFICATIONS.
- NOTES:
A. PLANT GROUND COVER AT EQUAL SPACING PER PLANT LEGEND.
B. PROVIDE GROUND COVER UP TO THE EDGE OF SOIL BERMS AT ALL TREES AND SHRUBS.

P8 GROUND COVER PLANTING



INAASON WOOD & ASSOCIATES
LANDSCAPE ARCHITECTURE
1882 HIBBENS COURT, FREMONT, CA 94538
PHONE: (415) 881-3330
info@inaason.com

MULTI-FAMILY RESIDENCE
1220 HOOVER STREET, MENLO PARK, CA

NIKA PROJECT LLC
P.O. BOX 36893
LOS ALTOS, CA 94024

PLANTING DETAILS

JOBS	REVISIONS
21008	10.21.22
	11.22.22
DATE	12.14.21
	06.15.23
	12.13.23



SHEET
L5
OF

EXISTING TREE (TO BE PRESERVED) PROTECTION RECOMMENDATIONS

Tree 1-Anticipated Construction Impacts and Specific Tree Protection Recommendations

The proposed construction is located within the Tree Protection Zone (TPZ) of Tree 1. It is estimated that 20-40% of the TPZ of this tree may be impacted by the work and it is recommended that this work has the potential to impact this tree and cause decline. Therefore, I have provided recommendations to reduce the potential for impacts on this tree which may result in branch dieback in the tree. The protection fencing should be installed around this tree prior to any construction activities occurring on this site.

1. Fertilize this tree with fertilizer in the fall of 2022 and again 16-18 days prior to any construction work occurring within the TPZ of this tree.
2. Erect tree protection fencing around the tree prior to any construction activities occurring on this site.
3. The surface of the existing driveway surface that is located within the TPZ of this tree and that are designated for removal should be protected by gently using the bucket of an excavator that is parkable on the existing driveway surface at all times and under the supervision of the project architect. Avoid parking any machinery on exposed roots. Use the bucket of the excavator to gently pull up sections of the existing driveway. Once this work is completed any exposed roots should be covered with soil and capped with a 3-4 inch layer of coconut mulch and tree protection fencing should be put back into place.
4. Hand digging or an Auger should be used to perform the initial excavation work to a depth of approximately 2 feet for the portion of the foundation of the new structure that is located within the TPZ of this tree. Any roots encountered during the excavation work shall not be cut in diameter and shall not be cut at the edge of the excavation area. If a root larger than 1 inch in diameter is encountered it shall be wrapped and supported in a trench that is kept moist on a daily basis until the project architect can inspect the roots to determine an appropriate course of action. Shells should be placed over the edge of the freshly cut roots. The shells should be kept moist on a daily basis until the roots can be covered again with soil.
5. Any foundation work or basement excavation work that is located within the TPZ of this tree will require vertical shoring to maintain existing trees within the TPZ of this tree.
6. Excavation work for the new proposed driveway area that is located within the TPZ of this tree should be kept to a minimum. Ideally, the existing base material from the current driveway is retained and not removed. This approach would help maintain root loss. Additional base and compaction as needed are acceptable. If any roots are encountered during this work that are 1 inch in diameter and smaller can be cleanly cut at the edge of the excavation area. If a root larger than 1 inch in diameter is encountered it should be retained and supported in a trench that is kept moist on a daily basis until the project architect can inspect the roots to determine an appropriate course of action. Shells should be placed over the edge of the freshly cut roots. The shells should be kept moist on a daily basis until the roots can be covered again with soil.
7. Above the 2' x 2' depth here to the center of the TPZ of this tree.
8. Eliminate the curb at the edge of the pavement that is closest to Tree 1.
9. No plantings or irrigation should be located within 5-8 feet of the trunk of this tree.
10. No residential irrigation should spray on the trunk or canopy within 5-5 feet of the trunk of this tree.
11. Apply a 3-4 inch layer of wood mulch within the TPZ of this tree. No mulch should be located within 5-8 feet of the trunk of this tree.
12. The project architect should supervise any work that occurs in the TPZ of this tree.
13. Monthly inspections of the tree during the proposed construction to determine if further recommendations are needed.

Protective Tree Fencing for Heritage Trees or Street Trees

Excavation work shall be avoided around trees to be preserved to establish the TPZ in which no work activities are permitted and activities are restricted.

Site and type of fence

All fences to be provided shall be provided with 6-foot high, no more than 12-gauge chain link fence. Fences are to be provided in 2-inch diameter galvanized metal posts driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. This detail shall appear on grading, demolition and building permit plans.

Duration

Tree fencing shall be erected before any demolition, grading or construction begins and remains in place until the completion of the project.

Tree Protection Zones

Each Heritage Tree to be protected, including those on neighboring properties, shall have a designated TPZ identifying the area sufficiently large enough to protect the tree and work from disturbance. The TPZ area may be determined by the formula: 10 feet per inch of diameter. For every 1" of diameter, the tree shall have a 10' radius from the perimeter of the trunk or a 16-foot TPZ.

I have indicated the optimal TPZ for each tree that is going to be retained. This information can be found in the Tree Inventory (see 1.00 Inventory in Appendix A).

Activities prohibited within the TPZ include

1. Storage of parking vehicles, building materials, refuse, excavated spoils or dumping of petroleum products, including but not limited to, paint, petroleum products, concrete, solvents, or dry waste.
2. The use of any utility or weight support, such as, a temporary power pole, signpost or other utility fixture.
3. Cutting of tree roots by utility work, foundation digging, placement of curbs and trenches and other miscellaneous activities.
4. Soil Disturbance, Soil Compaction or grade changes.
5. Damage changes.

Special Activities within the Tree Protection Zone

Work in this area (TPZ) requires the direct onsite supervision of the Project Architect.

Tree Pruning Recommendations

A winter pruning is recommended for all dead branches 1/2 inches in diameter and larger removal of all broken branches and limbs is both recommended and strongly advised to reduce the chance of limb failure.

I have indicated which trees require a canopy cleanup within the Tree Inventory.

Mulching Recommendations

I recommend that wood chips be spread within the TPZ on a 3-5 inch depth, leaving the trunk clear of mulch.

Continued Maintenance Of Heritage Trees During and After Construction Recommendations

I recommend the following for continued maintenance after the completion of the construction project.

1. Monthly arborist inspections for the duration of the construction activities.
2. Quarterly arborist inspections for the first year after the completion of the construction project.

Glossary of Terms

Aerial inspection	An inspection of the upper crown of the tree that requires climbing.
Crown	Parts of the tree above the trunk, including leaves, branches and seed(s) limbs. (Mastory and Clark, 1994)
Diameter at standard height (DBH)	The diameter of a tree's trunk as measured at 4.5 feet from the ground. (Dunbar and Clark, 1994)
Windthrow	Tree falls due to uprooting caused by wind. (Glossary of Arboriculture Terms, 2007)
Root crown	Area where the roots meet just the plant stem, usually at or near ground level. Rose (2004). (Glossary of Arboriculture Terms, 2007)
Root crown inspection	Process of screening soil to expose and assess the root crown of a tree. (Glossary of Arboriculture Terms, 2007)
Visual Tree Assessment (VTA)	A method of visual assessing the condition of a tree that does not include a root crown inspection or an aerial inspection.

EXISTING HERITAGE TREE APPRAISAL CALCULATIONS

Tree #	Species	Trunk Diameter (DBH)	Height	Condition	Estimated Value	Appraisal Value	Final Valued Area of Subject Tree	Final Valued Area of Subject Tree (sq. ft.)	Final Valued Area of Subject Tree (sq. ft.)	Final Valued Area of Subject Tree (sq. ft.)	Final Valued Area of Subject Tree (sq. ft.)	Final Valued Area of Subject Tree (sq. ft.)	Final Valued Area of Subject Tree (sq. ft.)	Final Valued Area of Subject Tree (sq. ft.)	Final Valued Area of Subject Tree (sq. ft.)	Final Valued Area of Subject Tree (sq. ft.)	Final Valued Area of Subject Tree (sq. ft.)	
1	Redwood	10	100	Good	1000	1000	100	100	100	100	100	100	100	100	100	100	100	100
2	Redwood	12	120	Good	1200	1200	120	120	120	120	120	120	120	120	120	120	120	120
3	Redwood	15	150	Good	1500	1500	150	150	150	150	150	150	150	150	150	150	150	150
4	Redwood	18	180	Good	1800	1800	180	180	180	180	180	180	180	180	180	180	180	180
5	Redwood	20	200	Good	2000	2000	200	200	200	200	200	200	200	200	200	200	200	200

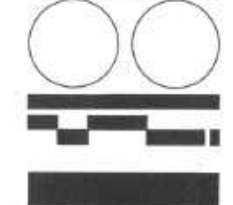


ISAACSON, WOOD & ASSOCIATES
LANDSCAPE ARCHITECTURE
1800 HERCULES COURT, FRESNO, CA 93704
PHONE: (408) 838-2329
ISAACSONWOOD@GMAIL.COM

MULTI-FAMILY RESIDENCE
1220 HOOVER STREET, MENLO PARK, CA
NIKA PROJECT LLC
P.O. BOX 3693
LOS ALTOS, CA 94024

EXISTING TREE GUIDELINES

JOB #	REVISIONS
21008	02.19.24
DATE	01.11.24
12.14.21	04.24.23
	05.15.23
	07.13.23



SHEET
L6
OF

1220 Hoover Street, Menlo Park Project Description

Project Summary:

Proposed number of residential units = 8

Number of bonus unit = 1

Existing number of residential units to be demolished = 2

Existing units are occupied; not deed-restricted; not occupied by low or very-low income households within the past 5 years

Number of BMR unit proposed & affordability level = (1) two-bedroom unit for rent to low-income initially, then sold to moderate income at a later date

Waivers requested:

- Increase in building height from 40' to 51' at the middle portion of the building to accommodate emergency vehicles entering the site as well as to accommodate parapet walls that are needed to screen rooftop equipment.
- Increase in the amount of paved area from 35% to 44.7% to accommodate the required parking for the units provided.
- Increase in the allowed FAR from 0.7 to 0.778 to accommodate the square footage needed for the residential units.

Existing Site Condition:

The site is near the intersection of Hoover Street and Oak Grove Avenue, within close proximity to El Camino Real. Property size is 10,995 sf with a 54-foot frontage on Hoover Street.

There are currently two single-story residential units. In the front is a home with two-bedroom/two-bath with a detached 2-car garage. At the rear is a home with two-bedroom/one-bath with a detached 2-car garage.

The property is neighboring two-story residential units on both the northwest and the southeast sides.

All existing structures on the property shall be demolished for the construction of the proposed development. (5) trees inside the property and (1) street tree outside the property shall be removed.

Proposed Project:

Proposed project is to construct a 4-story residential building with (8) residential units. One of the two-bedroom units shall be below market rate. To make the project financially feasible while providing BMR unit, the Applicant has increased the Floor Area Ratio by 10% to accommodate the needed square footage.

In terms of parking, State Density Bonus Law parking ratio has been applied. 13 parking stalls are provided on site.

Program:

Project shall follow State Density Bonus Program. Applicant is requesting 3 waivers: additional building height, additional paved area, and additional gross floor area.

First floor has tuck-under parking for 12 covered stalls (including one van accessible space) plus 1 open parking stall. There shall be at least (1) charging station for each unit. Second to fourth floors are residential units.

Unit Mix & Parking Ratio shall be as follow:

- (3) one-bedroom units with one parking stall per unit
- (3) two-bedroom units with two parking stalls per unit
- (2) three-bedroom units with two parking stalls per unit

Massing:

The third floor tappers back in the front. The fourth floor tappers back in both the front and the rear. The goal is to reduce massing and maintain privacy for our neighbors.

Access:

A single curb cut with a 24-foot wide, two-way driveway provides vehicular access to the site. The driveway has a 2-foot landscape strip on the northwest side. There shall be a sliding metal security gate right along the front setback.

Pedestrian can access the building via a walkway along the southeastern edge of the site. This walkway, with landscape all along, will provide accessible path of travel, and will lead to the elevator lobby.

The entry arrangement is safe and convenient for pedestrians, cyclists and vehicles.

Setbacks:

Front setback from Hoover is 20 feet

Rear setback is 15 feet

Side setback is 10 feet along the southeast. Along the northwest, setback varies. First floor has 26' setback. Upper floors have 17'-11" setback.

Structural System:

First floor concrete garage shall be Type I. Upper floors shall be Type III-A wood frame.

Sustainability:

Project shall comply with City's Green Building Ordinance. Some of the sustainable features include:

- Sunshade devices around windows shall reduce solar heat gain & energy consumption to cool the building
- Building shall be composed of sustainable building materials
- Thermo exterior glazing shall have double-pane and low-e for energy efficiency
- Plenty of operable doors shall increase ventilation & natural light into residential units
- Solar & photovoltaic (PV) panels shall be installed on the roof
- EV charger shall be provided for each unit in the garage

Landscape:

Landscape with a variety of plants is provided along the private drive to enhance visual interest. The walkway linking the sidewalk to the project entry is also heavily landscaped in order to improve pedestrian experience. As the building tapers back on upper floors, large decks are provided to offer outdoor living.

Mechanical Equipment & Solar Panels:

They shall be installed on rooftop and screened with parapet walls.

January 9, 2024

Mr. Christopher Turner
 Assistant Planner
 City of Menlo Park
 CRTurner@menlopark.gov

Re: 1220 Hoover Ave BMR Proposal

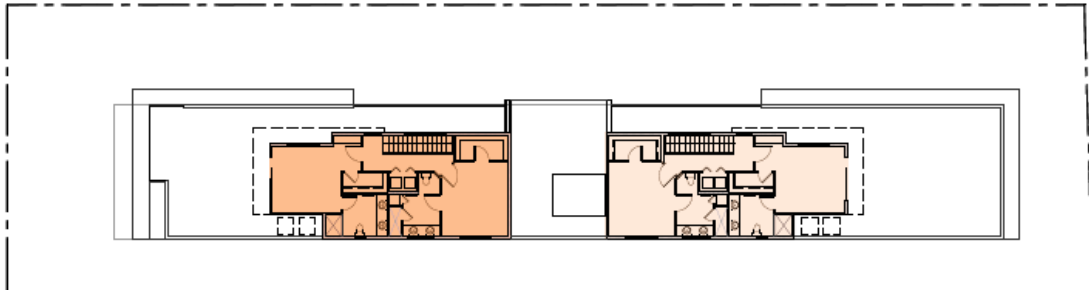
Dear Mr. Turner:

Please find a revised BMR proposal for presentation at the next available Housing Commission meeting. As you know, the proposed project involves the demolition of two (2) existing residential units (not deed-restricted and not occupied by low or very-low income households within the past five (5) years). In its place, the owners plan to construct eight residential units in a 4-story building, which will be mapped as condominiums for future sale.

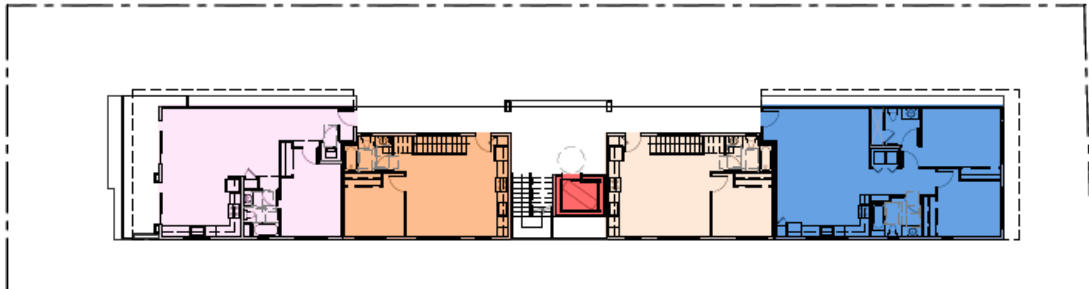
The proposed unit mix for the project is as follows:

Type of Unit	# of Units	SF of Units	Average SF of Units
1 Bedroom	3	1 @ 764 SF 1 @ 665 SF 1 @ 881 SF	770 SF
2 Bedroom	2	1 @ 921 SF (Proposed BMR Unit) 1 @ 1,060 SF 1 @ 1,099 SF	1,026 SF
3 Bedroom Townhome	2	2 @ 1620 SF	1,620 SF

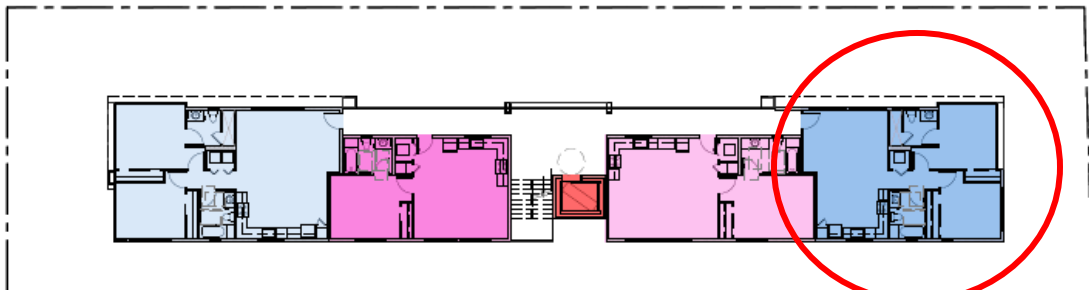
As requested, the owners are dedicating one of the 2 bedrooms units as a Below Market Rate unit for rent to a low-income household as circled in red below:



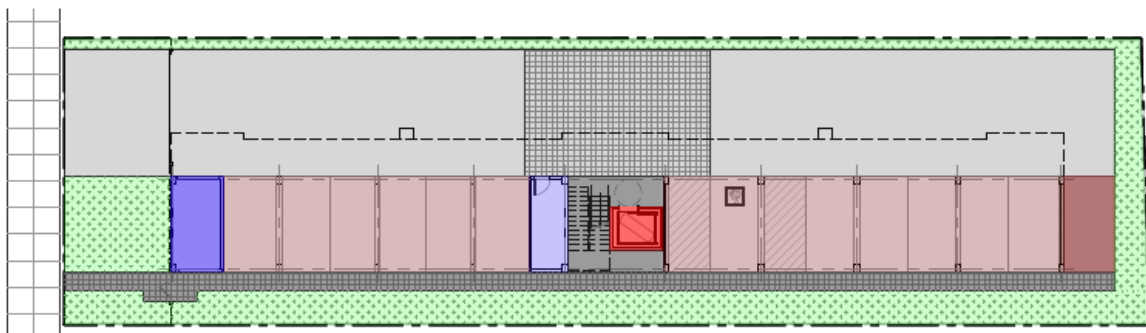
4 AREA FLOOR PLAN 4
1/8" = 1'-0"



3 AREA FLOOR PLAN 3
1/8" = 1'-0"



2 AREA FLOOR PLAN 2
1/8" = 1'-0"



1 AREA SITE PLAN
1/8" = 1'-0"



On sale, the unit will be sold to a moderate-income household.¹ The owners will execute a regulatory agreement (“BMR Housing Agreement”) whereby they will commit to offering the BMR unit for sale once there is any other sale of residential units within the building. The sale will occur upon termination of any existing BMR lease. If the BMR unit is sold at a future date within the deed-restricted period, the owner will abide by the sales price set in the BMR Housing Agreement.

Because this is a small development, the owners will exceed the 10% BMR requirement of §16.96.020 by providing 1 affordable unit. Moreover, the 2 bedroom unit was selected in collaboration with City staff and the City Attorney’s Office to meet the proportionality requirements of Section 5.1 of the BMR Program Guidelines. The proposed affordable unit will be indistinguishable from the market rate units from the exterior. The interior will have comparable amenities to the market rate units; however, it is anticipated that more affordable finishes will be chosen, such as laminate flooring and prefabricated countertops.

We trust that this proposal meets all of the written, objective standards in the BMR Guidelines and we look forward to moving forward with the project application.

Sincerely,



Melanie Griswold

cc: Lisa Maxwell, Burke Williams Sorenson
LMaxwell@bswlaw.com

¹ The moderate income option meets the BMR Program Guidelines under Section 3.4 which allow small developers to choose from a very low, low or moderate income level for the one affordable unit is required and meets the minimum threshold for density bonuses in a for sale project.

This document is recorded for the benefit of the City of Menlo Park and is entitled to be recorded free of charge in accordance with Sections 6103 and 27383 of the Government Code.

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Menlo Park
Attn: City Clerk
701 Laurel Street
Menlo Park, CA 94025

BELOW MARKET RATE HOUSING AGREEMENT

(1220 Hoover Street, Menlo Park)

THIS BELOW MARKET RATE HOUSING AGREEMENT (“Agreement”) is entered into as of _____, 2024, by and between the City of Menlo Park, a California municipal corporation (“**City**”), and _____, a _____ (“**Owner**”).

RECITALS

A. Owner is the owner and resale of that certain real property comprised of approximately 10,995 square feet located at 1220 Hoover Street (APN 071-103-420), in the City of Menlo Park, California (“**Property**”), as more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

B. The residential development to be located on the Property (“**Project**”) involves the demolition of two (2) existing single-story residential units and the construction of one (1) four-story residential building that includes eight (8) residential units. The eight (8) units in the Project include three (3) one-bedroom units, three (3) two-bedroom units and two (3) three-bedroom units.

C. Pursuant to the Project Approvals, BMR Ordinance and Guidelines (as all are defined below), one (1) unit in the Project will be a below market rate residential unit (“**BMR Unit**”) affordable to either (i) a low income individual or family (i.e., households earning no more than 80% of the County of San Mateo (“**County**”) AMI (defined in Section 3.2)) if the BMR Unit is rented, or (ii) a moderate income individual or family (i.e. households earning no more than 120% of the County AMI) if the BMR Unit is sold. The BMR Unit will be Unit Number __, a two (2) bedroom unit located on the second floor of the Project, as shown in **Error! Reference source not found.**

D. Currently, Owner anticipates renting the residential units in the Project, including the BMR Unit, but also intends to place a condominium subdivision map

approved by the California Department of Real Estate (“**Condo Map**”) on title to the Project. The Guidelines allows for such a scenario, so long as Owner obtains all required City approvals and documents the arrangement in a BMR Housing Agreement (defined in Recital F). As further described in this Agreement, City will permit such arrangement, so long as Owner ultimately treats all units in the Project uniformly by selling or renting all residential units, including the BMR Unit. Owner may elect to initially rent all of the units in the Project and subsequently elect to sell all of the units in the Project, provided that Owner adheres to the terms and conditions of this Agreement, the BMR Ordinance, the Guidelines and Applicable Laws (defined in Section 1.3).

E. On _____, 2024, after a duly noticed public hearing, and on the recommendation of the Housing Commission and the Planning Commission, the City Council approved a use permit for new construction on a substandard lot, architectural control review for the building design, a major subdivision map to create a vesting tentative map and a form of below market rate (“**BMR**”) housing agreement for the Project that City Council authorized the City Manager to sign (collectively, **Project Approvals**). Separately, a permit allowing removal of three (3) heritage trees on the Property was approved by the Public Works Director on _____.

F. The Project Approvals require Owner to provide one (1) BMR Unit in accordance with this Agreement. Pursuant to the Menlo Park Municipal Code Chapters 15.36 and 16.96 establishing the Below Market Rate Housing Program (“**BMR Ordinance**”), and the Below Market Rate Housing Program Guidelines, as such may be revised by City from time-to-time (“**Guidelines**”), Owner is required to execute and record an approved “**BMR Housing Agreement**,” as a condition precedent to approval of a tentative or final map and the issuance of a building permit for the Project. The intent of City is to preserve the number and availability of affordable homes in the BMR program for persons with low or moderate incomes for as long as possible. This Agreement is intended to satisfy the requirement that Owner sign and record a BMR Housing Agreement.

G. As required by this Agreement, Owner agrees to observe all of the terms and conditions set forth below for purposes of development and operation of the BMR Unit. This Agreement will ensure the BMR Unit’s continuing affordability.

NOW, THEREFORE, in consideration of the forgoing, which are incorporated herein by references, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows.

1. CONSTRUCTION OF THE IMPROVEMENTS.

1.1 Construction of the Project. Owner agrees to construct the Project in accordance with the Menlo Park Municipal Code and all Applicable Laws.

1.2 City and Other Governmental Permits. Before commencement of the Project, Owner shall secure or cause its contractor to secure any and all permits which

may be required by City or any other governmental agency with any authority over such construction, including without limitation building permits. Owner shall pay all necessary fees and timely submit to City final drawings with final corrections to obtain such permits; City staff will, without incurring liability or expense therefore, process applications in the ordinary course of business for the issuance of building permits and certificates of occupancy for construction that meets the requirements of the Menlo Park Municipal Code, and all Applicable Laws.

1.3 Compliance with Laws. Owner shall carry out the design, construction and operation of the Project in conformity with all applicable laws, including , without limitation, all applicable state labor standards, City zoning and development standards, City and state building, plumbing, mechanical and electrical codes, and all other provisions of the Menlo Park Municipal Code, and all applicable disability access requirements, including without limitation the Americans With Disabilities Act, 42 U.S.C. Section 12101, *et seq.*, Government Code Section 4450, *et seq.*, Government Code Section 11135, *et seq.*, and the Unruh Civil Rights Act, Civil Code Section 51, *et seq.* (collectively, “**Applicable Laws**”).

2. OPERATION OF THE BMR UNIT

2.1 Effective Date. The effective date of this Agreement shall be the date that Owner obtains a certificate of occupancy or temporary certificate of occupancy from City (“**Effective Date.**”)

2.2 Affordability Period. The Property shall be subject to the requirements of this Agreement from the Effective Date until the fifty-fifth (55th) anniversary of such date. The duration of this requirement shall be known as the “**Affordability Period.**”

2.3 Maintenance. Owner shall comply with every condition of the Project Approvals applicable to the Project and shall, at all times, maintain the Project and the Property in good repair and working order, reasonable wear and tear excepted, and in a safe and sanitary condition, and from time to time shall make all necessary and proper repairs, renewals and replacements to keep the Project and the BMR Unit in a good, clean, safe, and sanitary condition.

2.4 Monitoring and Recordkeeping. Throughout the Affordability Period, Owner shall comply with all applicable recordkeeping and monitoring requirements set forth in the Guidelines. City shall have the right to inspect the books and records of Owner and its rental agent, sales agent or bookkeeper upon reasonable notice during normal business hours. During any period that the BMR Unit is owned by Owner, representatives of City shall be entitled to enter the Property, upon at least 48-hour prior written notice, which can be provided via email, to monitor compliance with this Agreement, to inspect the records of the Project with respect to the BMR Unit, and to conduct, or cause to be conducted, an independent audit or inspection of such records. Owner agrees to cooperate with City in making the Project and Property available for such inspection or

audit. Owner agrees to maintain records in businesslike manner, and to maintain such records for the entire Affordability Period.

2.5 Non-Discrimination Covenants. Owner covenants by and for itself, its successors and assigns, and all persons claiming under or through them that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, religion, sex, marital status, familial status, disability, national origin, ancestry or other class protected by Applicable Laws in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the BMR Unit. Owner shall include such provision in all deeds, leases, contracts and other instruments executed by Owner, and shall enforce the same diligently and in good faith.

a. If the BMR Unit is sold, the following language shall appear in any BMR grant deed:

(1) Grantee herein covenants by and for itself, its successors and assigns, and all persons claiming under or through it, that there shall be no discrimination against or segregation of a person or of a group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property herein conveyed nor shall the grantee or any person claiming under or through the grantee establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the property herein conveyed. The foregoing covenant shall run with the land.

(2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11 and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1).

b. If the BMR Unit is rented, the following language shall appear in any BMR Unit lease or occupancy agreement of any sort:

(3) Tenant herein covenants by and for tenant and tenant's heirs, personal representatives and assigns, and all persons claiming under tenant or through tenant, that this lease is made subject to the condition that there shall be no discrimination against or segregation of any person or of a group of persons on account of race, color,

creed, religion, sex, sexual orientation, marital status, national origin, ancestry or disability in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the property herein leased nor shall tenant or any person claiming under or through tenant establish or permit any such practice or practices of discrimination of segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the property herein leased.

(4) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11 and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1).

c. In contracts pertaining to management, construction, maintenance or other element of the Project, the following language, or substantially similar language prohibiting discrimination and segregation shall appear:

(1) There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the property nor shall the transferee or any person claiming under or through the transferee establish or permit any such practice or practices of discrimination or segregation with reference to selection, location, number, use or occupancy of tenants, lessee, subtenants, sublessees or vendees of the land.

(2) Notwithstanding paragraph (1), with respect to familial status, paragraph (1) shall not be construed to apply to housing for older persons, as defined in Section 12955.9 of the Government Code. With respect to familial status, nothing in paragraph (1) shall be construed to affect Sections 51.2, 51.3, 51.4, 51.10, 51.11 and 799.5 of the Civil Code, relating to housing for senior citizens. Subdivision (d) of Section 51 and Section 1360 of the Civil Code and subdivisions (n), (o), and (p) of Section 12955 of the Government Code shall apply to paragraph (1).

2.6 Subordination. This Agreement shall be recorded in the Official Records of the County and shall run with the land. City agrees that City will not withhold consent to reasonable requests for subordination of this Agreement for the benefit of lenders providing financing for the Project, provided that the instruments effecting such subordination include reasonable protections to City in the event of default, including without limitation, extended notice and cure rights.

3. OPERATION OF BMR UNIT AS A RENTAL UNIT

3.1 BMR Unit. If Owner elects to rent all residential units in the Project, then Owner agrees to make available, restrict occupancy to and lease not less than one (1) Low Income BMR Unit to a Qualifying Household, as hereinafter defined, at an affordable Monthly Rent, as described in Section 3.4. The BMR Unit shall be of a quality comparable to all of the other rental units in the Project. The BMR Unit shall be a two (2) bedroom unit located on the second floor of the building. City's City Manager or Director of Community Development ("**Director**") shall be notified in writing of any change or relocation by Owner of the BMR Unit.

3.2 Qualifying Household. For purposes of this Agreement, a "**Qualifying Household**" shall mean a household with income as follows:

"Low Income Unit": means units restricted to households with incomes of not more than eighty percent (80%) of AMI. "AMI" means the median income for San Mateo County, California, adjusted for Actual Household Size, as published from time to time by the State of California Department of Housing and Community Development in Section 6932 of Title 25 of the California Code of Regulations or successor provision. A Qualifying Household shall continue to qualify unless at the time of recertification, the household's income exceeds the Low Income eligibility requirements, then the tenant shall no longer be qualified. Upon Owner's determination that any such household is no longer qualified, the unit shall no longer be deemed a Low Income Unit, and Owner shall make the next available unit, which is comparable in terms of size, features and number of bedrooms, a Low Income Unit, or take other actions as may be necessary to ensure that one (1) Low Income Unit is rented to a Qualifying Household. Owner shall notify City annually in writing if Owner substitutes a different unit for the designated Low Income Unit pursuant to this paragraph.

3.3 Income Verification and Annual Report. On or before July 1 of each year, commencing with the calendar year that the first residential unit in the Project is rented to a tenant, and annually thereafter, Owner shall obtain from the household occupying the BMR Unit and submit to City an income computation and certification form, completed by the tenant of such unit, which shall certify that the income of the Qualifying Household is truthfully set forth in the income certification form, in the form proposed by Owner and approved by the Director ("**Annual Report**"). Owner shall make a good faith effort to verify that the household leasing the BMR Unit meets the income and eligibility restrictions for the BMR Unit by taking the following steps as a part of the verification process with respect to all adults age eighteen (18) or older within the household: (a) obtain a minimum of the three (3) most current pay stubs; (b) obtain an income tax return for the most recent tax year; (c) conduct a credit agency or similar search; (d) obtain the three (3) most current savings and checking account bank statements; (e) obtain an income verification form from the applicant's current employer; (f) obtain an income verification form from the Social Security Administration and/or the California Department of Social Services if the applicant receives assistance from either of such agencies; or (g) if the applicant is unemployed and has no such tax return, obtain another form of independent verification. Copies of tenant income certifications shall be available to City upon request. The Annual Report shall, at a minimum, include the following information for the BMR Unit: unit

number, number of bedrooms, current rent and other charges, dates of any vacancies during the reporting period, number of people residing in the unit, total household gross income (as discussed in the Guidelines), and lease commencement and termination dates. The Annual Report shall also provide a statement of Owner's management policies, communications with the tenants and maintenance of the BMR Unit, including a statement of planned repairs to be made and the dates for the repairs.

3.4 Affordable Monthly Rent. The maximum Monthly Rent, defined below, chargeable for the BMR Unit and paid pursuant to the lease shall be as follows:

“Low Income Household”: shall be 1/12th of thirty percent (30%) of eighty percent (80%) of AMI. The Monthly Rent for a Low Income Unit rented to a Low Income Household and paid by the household shall be based on an assumed average occupancy per unit of one (1) person per studio unit, one and one-half (1.5) persons for a one-bedroom unit, three (3) persons for a two-bedroom unit and four and one-half (4.5) persons for a three-bedroom unit, unless otherwise approved by the Director for an unusually large unit with a maximum of two persons per bedroom, plus one.

For purposes of this Agreement, **“Monthly Rent”** means the total of monthly payments actually made by the household for (a) use and occupancy of the BMR Unit and land and facilities associated therewith, (b) any separately charged fees or service charges assessed by Owner which are required of all tenants, other than security deposits, (c) a reasonable allowance for an adequate level of service of utilities not included in (a) or (b) above, and which are not paid directly by Owner, including garbage collection, sewer, water, electricity, gas and other heating, cooking and refrigeration fuels and internet service but not including telephone, which reasonable allowance for utilities is set forth in the County's Mateo's Utility Allowance Schedule for detached homes, apartments, condominiums and duplexes, and (d) possessory interest, taxes or other fees or charges assessed for use of the land and facilities associated therewith by a public or private entity other than Owner. Pursuant to the Guidelines, in no case shall the Monthly Rent for a BMR Unit exceed seventy-five percent (75%) of comparable market rate rents in the Project.

3.5 Lease Requirements. No later than one hundred eighty (180) days prior to the initial lease up of the BMR Unit, Owner shall submit a standard lease form to City for approval by the Director or designee. City shall reasonably approve such lease form upon finding that such lease form is consistent with this Agreement and contains all of the provisions required pursuant to the Guidelines. City's failure to respond to Owner's request for approval of the standard lease form within thirty (30) business days of City's receipt of such lease, shall be deemed City's approval of such lease form. Owner shall enter into a written lease, in the form approved by City, with each new tenant of the BMR Unit prior to a tenant or tenant household's occupancy of the BMR Unit. Each lease shall be for an initial term of not less than one (1) year which may be renewed pursuant to Applicable Laws, and shall not contain any of the provisions which are prohibited pursuant to the Guidelines or any Applicable Laws.

3.6 Selection of Tenants. The BMR Unit shall be leased to tenant(s) selected by Owner who meet all of the requirements provided herein and by Applicable Laws, with priority given to those Qualifying Households who either live or work in the City of Menlo Park, or meet at least one (1) of the other preferences identified in the Guidelines. City's BMR Administrator, on behalf of City, will provide to Owner the names of persons who have expressed interest in renting BMR rental housing by having their names added to City's "**Interest List**" (as referred to in the Guidelines), so that such interested persons may be added to Owner's prospective tenant list, to be processed in accordance with Owner's customary, equitable and lawful policies. Owner shall not refuse to lease to a holder of a certificate or a rental voucher under the Section 8 program or other tenant-based assistance program, who is otherwise qualified to be a tenant in accordance with the approved tenant selection criteria.

4. OPERATION OF BMR UNIT AS A FOR SALE UNIT

4.1 Sale to Moderate Income Households. If Owner elects to sell all of the residential units in the Project, then the BMR Unit shall be sold to an Eligible Buyer (defined below) in accordance with the BMR Ordinance, Guidelines and this Agreement. On the date the Maximum Sales Price (defined below) is established by the City, the BMR Unit shall be affordable to Eligible Buyers which (a) are moderate income as defined in Section 50093 of the California Health and Safety Code and described in the Guidelines, (b) meet all of the requirements set forth in the Guidelines, (c) are of the smallest household size eligible for the BMR Unit ("**Eligible Buyer**"), and (d) remain on the "**BMR Purchase Legacy List**" (as defined in the Guidelines) if such list remains in effect and any prospective buyers remain on it and otherwise in accordance with the priorities set forth in the Guidelines. The BMR Unit shall be sold for no more than the "**Maximum Sales Price**" established by City, as described in the Guidelines. The eligibility requirements for BMR buyers, the selection process for BMR buyers, the purchase process, the sale procedures, the occupancy requirements and the process for resale are set forth in the Guidelines and supplemented by this Agreement.

4.2 Term. Any and all obligations or responsibilities of Owner under this Agreement with regard to the BMR Unit, but only to the extent the BMR Unit is then operated as a for sale residential unit, shall terminate upon recordation on title to the BMR Unit in compliance with the Guidelines of both (a) the grant deed conveying the BMR Unit to an Eligible Buyer, City or its Assignee in accordance with the terms and provisions of this Agreement, and (b) the Resale Restriction Agreement (defined in Section 4.8).

4.3 Third Party Purchasers. The execution and delivery of this Agreement shall not be deemed to be for the benefit of the third party purchasers of the BMR Unit or any other third party and any and all obligations and responsibilities of Owner under this Agreement are to City for whose benefit this Agreement has been entered into. No third party purchaser of the BMR Unit or any market rate unit, homeowners' association or any other third party shall obtain any rights or standing to complain that the BMR Unit was not constructed, designed, sold or conveyed in accordance with this Agreement, the BMR Ordinance and/or the Guidelines as a result of this Agreement. Furthermore, the

acceptance of this Agreement by City, the acceptance of the interior specifications for the BMR Unit, and the conveyance of the BMR Unit to an Eligible Buyer shall conclusively indicate that Owner has complied with this Agreement, the BMR Ordinance and the Guidelines.

4.4 Conditions of Transfer. For purposes of this Agreement, “transfer” shall mean any voluntary or involuntary sale, assignment or transfer of ownership or any interest in the BMR Unit, including, but not limited to, a fee simple interest, joint tenancy interest, or life estate. A “transfer” shall also include the recording of one or more deeds of trust against the BMR Unit to secure one or more loans or to refinance an existing loan. There shall be no transfer of the BMR Unit to any person or entity, except with the express written consent of City or its designee, which consent shall be consistent with the City’s goal of creating, preserving, maintaining and protecting housing in Menlo Park for persons of low and moderate income. Any transfer of the BMR Unit shall be subject to the conditions set forth in this Agreement, the BMR Ordinance and the Guidelines.

4.5 Prohibited Transfer/Default. Any transfer which is not in substantial compliance with the above conditions shall be deemed a “**Prohibited Transfer**”. Upon receipt of any evidence of a Prohibited Transfer or any other violation of the terms of this Agreement, City shall give written notice to Owner specifying the nature of the violation. If the violation is not corrected to the satisfaction of City within ten (10) days after the date of the notice, or within such further time as City determines is necessary to correct the violation, City may declare a default under this Agreement. Upon the declaration of a default, City may apply to a court of competent jurisdiction for specific performance of the Agreement, for an injunction prohibiting a proposed sale or transfer in violation of this Agreement, for a declaration that the Prohibited Transfer is void, or for any such other relief as may be appropriate under the circumstances. Owner shall reimburse City for all reasonable City costs, including but not limited to attorneys’ fees, incurred in reviewing instruments and other legal documents proposed to effect a Transfer under this Agreement and in reviewing the qualifications and financial resources of a proposed successor, assignee, or transferee within ten (10) days following City’s delivery to Owner of an invoice detailing such costs.

4.6 Owner Occupancy. Prospective purchasers of the BMR Unit must sign a written statement acknowledging their agreement that the BMR Unit must be occupied as the purchaser’s principal residence and that the BMR Unit may not be rented or leased (including short term leases, such as through Airbnb or comparable rental platform), except as allowed under the Resale Restriction Agreement. Further, each purchaser of the BMR Unit must annually sign a written statement certifying compliance with the foregoing requirements.

4.7 Senior Lien Holder. Any attempt to transfer title or any interest therein in violation of these covenants shall be void, provided, however, that any deed restrictions herein shall be subordinate to any mortgage (“**First Deed of Trust**”) held by a Senior Lien Holder and/or a federally or state chartered bank or savings and loan association qualified to do business in the State of California which mortgage was obtained at the time owner

purchased the BMR Unit ("**Senior Lien Holder**"). City and Owner acknowledge and agree that this Agreement is subject and subordinate in all respects to the liens, terms, covenants and conditions of the First Deed of Trust and to all advances heretofore made or which may hereafter be made pursuant to the First Deed of Trust held by a Senior Lien Holder including all sums advanced for the purpose of (a) protecting or further securing the lien of the First Deed of Trust, curing defaults by Owner under the First Deed of Trust or for any other purpose expressly permitted by the First Deed of Trust, or (b) constructing, renovating, repairing, furnishing, fixturing or equipping the BMR Unit. The terms and provisions of the First Deed of Trust are paramount and controlling, and they supersede any other terms and provisions hereof in conflict therewith. In the event of a foreclosure or deed in lieu of foreclosure of the First Deed of Trust, any provisions herein or any provisions in any other collateral agreement restricting the use of the BMR Unit to low or moderate income households or otherwise restricting Owner's ability to sell the BMR Unit shall have no further force or effect on subsequent owners or purchasers of the BMR Unit. Any person, including his or her successors or assigns (other than Owner or a related entity of Owner), receiving title to the BMR Unit through a foreclosure or deed in lieu of foreclosure of the First Deed of Trust shall receive title to the BMR Unit free and clear from such restrictions. Further, if the Senior Lien Holder acquires title to the BMR Unit pursuant to a deed in lieu of foreclosure, the lien of this Agreement shall automatically terminate upon the Senior Lien Holder's acquisition of title, provided that (i) City was given written notice of a default under the First Deed of Trust, (ii) City was given a reasonable period of time under the First Deed of Trust to cure the default, and (iii) City did not timely cure the default or diligently pursue a cure of the default as determined by the Senior Lien Holder, within the sixty (60) day period provided in such notice of default sent to City. Any and all deeds of trust recorded against the BMR Unit, other than the First Deed of Trust held by the Senior Lien Holder and/or such Senior Lien Holder's successor or assignee of its interest, shall be subordinate and subject to the terms and provisions of this Agreement.

4.8 Resale Restriction Agreement. The initial buyer and each subsequent buyer of the BMR Unit (except City in connection with its exercise of the City Purchase Option) shall (a) execute and record an Agreement and Deed Restrictions Regarding Resale Controls for Below Market Rate Property substantially in the form of Exhibit D, that restricts the future sale of the BMR Unit to moderate income households at no more than the Maximum Sales Price at the time of sale for a period of fifty-five (55) years ("**Resale Restriction Agreement**"), (b) execute a Promissory Note or other document acceptable to City ("**Note**"), and (c) execute and record a Performance Deed of Trust ("**Deed of Trust**"), and with respect to the Note and Deed of Trust, in a form and substance acceptable to City. The Resale Restriction Agreement and Deed of Trust must be recorded against the BMR Unit at the closing of the applicable purchase and sale of the BMR Unit. Among other things, the Resale Restriction Agreement shall provide that for a term equal to fifty-five (55) years, subsequent sales of the BMR Unit may only be made at no more than the then Maximum Sales Price (as determined by City) to an Eligible Buyer that qualifies as a moderate-income household, that the buyer must occupy the BMR Unit as its principal residence, that the BMR Unit may not be rented or leased

except as allowed under the Resale Restriction Agreement, that the buyer may not make the BMR Unit available for short term rentals, and that the Buyer is required to annually sign a written statement certifying compliance with all of the foregoing requirements. In connection with the sale of the BMR Unit, City may, in its discretion, require prospective buyers to (i) be pre-qualified by City or its designee, (ii) execute a disclosure agreement that explains the provisions of the Resale Restriction Agreement, and (iii) execute and record the Deed of Trust that secures performance under the Resale Restriction Agreement. Concurrently with the recordation of the first Resale Restriction Agreement and Deed of Trust applicable to the BMR Unit, City shall execute and cause to be recorded an instrument releasing and reconveying this Agreement with respect to the BMR Unit, so that the BMR Unit will no longer be encumbered by this Agreement.

4.9 Subsequent Election by Owner to Sell all Residential Units. Owner has elected to initially rent all residential units in the Project, but shall also encumber the Project with a Condo Map allowing Owner to sell the residential units in the Project in the future. As provided for in the Guidelines, Owner shall be permitted to make a subsequent election to sell the units, so long as Owner complies with all Applicable Laws, adheres to all terms and conditions of this Agreement and makes such election to sell with respect to all residential units in the Project, including the BMR Unit. Notwithstanding the foregoing, if at the time Owner elects to sell all residential units in the Project the BMR Unit is occupied by a tenant or other occupant ("**BMR Occupant**"), Owner shall first be required to offer the BMR Unit for sale to such then BMR Occupant pursuant to the terms of the BMR Ordinance and the Guidelines and that BMR Occupant shall have a one-time option to purchase the BMR Unit. Owner shall offer the BMR Unit for sale to the BMR Occupant pursuant to a written notice and the BMR Occupant shall have a period of _____ (___) days to advise Owner in writing (a) if it wishes to purchase the BMR Unit, and (b) to complete and deliver to Owner and City a BMR application, as described in the Guidelines. If the BMR Occupant declines to purchase the BMR Unit, does not timely respond to Owner's offer or is not an Eligible Buyer, Owner shall not be permitted to remove the BMR Occupant from the BMR Unit and instead, the BMR Occupant shall remain in occupancy of the BMR Unit for the duration of the term of the BMR Occupant's lease or occupancy agreement, as such may be extended, and pursuant to the existing terms of the BMR's Occupant's lease or occupancy agreement. If the BMR Occupant remains in the BMR Unit as a tenant, the requirements of Section 3 of this Agreement (including the income verification requirement) shall continue to apply, and the BMR Occupant may not be charged for assessments or other association fees required to be paid by owners of residential units in the Project. If the BMR Occupant desires to purchase the BMR Unit, timely submits a BMR application and is an Eligible Buyer, then Owner shall promptly proceed with selling the BMR Unit to the BMR Occupant pursuant to the BMR Ordinance, the Guidelines and this Agreement.

5. City Purchase Option. Owner hereby grants to City, or another governmental entity or tax-exempt nonprofit organization to whom City may assign the rights set forth in this Section 5 ("**Assignee**"), a right to purchase the BMR Unit solely for rental or resale as a BMR unit ("**City Purchase Option**") in conformance with this Agreement, the BMR Ordinance and the Guidelines. No less than one hundred eighty (180) days prior to the

date Owner anticipates the Project being ready for a building inspection, Owner shall deliver written notice thereof to City, and City or its Assignee shall have the right to exercise the City Purchase Option with respect to the BMR Unit for a period (“**Option Exercise Period**”) of ninety (90) days from the date of such notice. Owner’s notice shall be sent by certified mail through the United States Postal Service (“**USPS**”) to the Community Development Director and Housing Manager, City of Menlo Park, 701 Laurel Street, Menlo Park, CA 94025. If City does not deliver written notice to Owner of City’s decision to exercise its option prior to the expiration of the Option Exercise Period, Owner may sell the BMR Unit to an Eligible Purchaser at a purchase price up to or equal to the Maximum Sales Price accordance with the requirements of this Agreement, the Guidelines and BMR Ordinance. City may, in its sole discretion, assign this purchase right to an Eligible Buyer, as described in the BMR Ordinance and Guidelines; City reserves the right to reassign the rights set forth in this Section 5 to another Eligible Buyer in the event the initial or any subsequent Eligible Buyer fails or is unable to complete a purchase and sale transaction and in such event, applicable timelines and deadlines shall be extended. If City elects to rent the BMR Unit, then City shall select a tenant from the City’s Interest List if one exists. Alternatively, City may market the BMR Unit for rental or sale and may retain a realtor or comparable service to locate Eligible Buyers or Qualifying Households, as applicable.

a. **Acceptance.** Exercise of the City Purchase Option by City or its Assignee shall be in writing, shall state the Maximum Sales Price and shall state if the option is being exercised on behalf of City or its Assignee. The notice shall be sent via certified mail through USPS to the address of Owner stated in Owner’s notice to City. The BMR Unit shall be sold to City, its Assignee or an Eligible Buyer in “**salable condition**” as defined in the Guidelines following an inspection by City, its Assigned or an Eligible Buyer, as described in the Guidelines. Owner’s notice to City described in Section 5 shall be deemed an offer to sell and City’s acceptance of Owner’s offer shall be deemed an acceptance of such offer and shall collectively constitute a legally binding contract to transfer title to the BMR Unit from Owner to City or its Assignee that may not be withdrawn without the written consent of City or its Assignee, as applicable.

b. **Escrow.** Within five (5) days of City’s or Assignee’s acceptance of the offer and full execution by City, its Assignee or Eligible Buyer and Owner of a purchase and sale agreement consistent with the Guidelines and otherwise acceptable to City, an escrow account shall be opened by City or its Assignee at a title company selected by City. Closing shall occur within sixty (60) days of opening escrow. At closing, the title insurance company shall issue to City, its Assignee or Eligible Buyer a CLTA owner’s title insurance policy, in a form reasonably approved by City and subject only to such title exceptions as reasonably approved by City. Taxes and assessments shall be prorated as of the date of closing. Taxes must be paid current as of the closing date and all liens must be satisfied and removed from title unless City expressly agrees otherwise in writing. City, its Assignee or Eligible Buyer shall pay the cost of the title insurance. The title company shall utilize the form of escrow agreement customarily used for residential transactions with Menlo Park, modified to the extent necessary to conform to the transaction and otherwise acceptable to City. If the BMR Unit is sold to an Eligible Buyer,

then prior to closing, City and Eligible Buyer shall deliver into escrow an executed Resale Restriction Agreement, Deed of Trust and Note; the Resale Restriction Agreement and Deed of Trust shall be recorded at closing. The Eligible Buyer must also certify at closing that he or she will occupy the BMR Unit as his or her primary residence. At closing, Owner shall convey title to City, Assignee or Eligible Buyer by grant deed and otherwise in conformance with this Agreement, the Guidelines and BMR Ordinance.

6. ADVANCES BY CITY. In the event City advances any amounts for the payment of mortgages, including the curing of defaults on senior liens and redeeming the BMR Unit prior to a lien sale, taxes, assessments, insurance premiums, homeowner's fees and/or associated late fees, costs, interest, attorneys' fees, pest inspections, resale inspections and other expenses related to the BMR Unit, which Owner has failed to pay or has permitted to become delinquent, City shall be entitled to a lien against the BMR Unit in the amount of all costs and expenses incurred by City.

7. DEFAULT AND REMEDIES

7.1 Events of Default. The following shall constitute an "Event of Default" by Owner under this Agreement: a material breach of any condition, covenant, warranty, promise or representation contained in this Agreement where such breach continues for a period of thirty (30) days after written notice thereof to Owner without Owner curing such breach, or if such breach cannot reasonably be cured within such thirty (30) day period, Owner must commence the cure of such breach within such thirty (30) day period and thereafter diligently proceed to cure such breach; provided, however, that if a different period or notice requirement is specified for any particular breach under any other section of this Agreement, the specific provision shall control.

7.2 Remedies. The occurrence of any Event of Default under Section 7.1 shall give City the right to proceed with an action in equity to require Owner to specifically perform its obligations and covenants under this Agreement or to enjoin acts or things which may be unlawful or in violation of the provisions of this Agreement, and the right to terminate this Agreement.

7.3 Obligations Personal to Owner. The liability of Owner under this Agreement to any person or entity is limited to Owner's interest in the Project, and City and any other such persons and entities shall look exclusively thereto for the satisfaction of obligations arising out of this Agreement or any other agreement securing the obligations of Owner under this Agreement. From and after the date of this Agreement, no deficiency or other personal judgment, nor any order or decree of specific performance (other than pertaining to this Agreement, any agreement pertaining to the Project or any other agreement securing Owner's obligations under this Agreement), shall be rendered against Owner, the assets of Owner (other than Owner's interest in the Project), its partners, members, successors, transferees or assigns and each of their respective officers, directors, employees, partners, agents, heirs and personal representatives, as the case may be, in any action or proceeding arising out of this Agreement or any agreement securing the obligations of Owner under this Agreement, or any judgment,

order or decree rendered pursuant to any such action or proceeding. No subsequent Owner of the Project shall be liable or obligated for the breach or default of any obligations of Owner under this Agreement on the part of any prior Owner. Such obligations are personal to the person who was Owner at the time the default or breach was alleged to have occurred and such person shall remain liable for any and all damages occasioned thereby even after such person ceases to be Owner. Each Owner shall comply with and be fully liable for all obligations Owner hereunder during its period of ownership of the Project.

7.4 Attorneys' Fees. In addition to any other remedies provided hereunder or available pursuant to law, if either Party brings an action or proceeding to enforce, protect or establish any right or remedy hereunder, the prevailing Party shall be entitled to recover from the other Party its costs of suit and reasonable attorneys' fees. This Section shall be interpreted in accordance with California Civil Code Section 1717 and judicial decisions interpreting that statute.

7.5 Remedies Cumulative. No right, power, or remedy given by the terms of this Agreement is intended to be exclusive of any other right, power, or remedy; and each and every such right, power, or remedy shall be cumulative and in addition to every other right, power, or remedy given by the terms of any such instrument, or by any statute or otherwise.

7.6 Waiver of Terms and Conditions. City may, in its sole discretion, waive in writing any of the terms and conditions of this Agreement. Waivers of any covenant, term, or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term, or condition.

7.7 Non-Liability of City Officials and Employees. No member, official, employee or agent of City shall be personally liable to Owner or any occupant of the BMR Unit, or any successor in interest, in the event of any default or breach by City or for any amount which may become due to Owner or its successors, or on any obligations under the terms of this Agreement.

7.8 Cure Rights. Notwithstanding anything to the contrary contained herein, City hereby agrees that any cure of any default made or tendered by (i) Owner's limited partner, or (ii) Owner's senior mortgage lender, shall be deemed to be a cure by Owner and shall be accepted or rejected on the same basis as if made or tendered by Owner.

8. GENERAL PROVISIONS

8.1 Below Market Rate Guidelines. This Agreement incorporates by reference the Guidelines, as amended from time to time. In the event of any conflict or ambiguity between this Agreement, the requirements of state and federal fair housing laws and the Guidelines, the terms and conditions of this Agreement and the requirements of state and federal fair housing laws shall control.

8.2 Time. Time is of the essence in this Agreement.

8.3 Notices. Unless otherwise indicated in this Agreement, any notice requirement set forth herein shall be deemed to be satisfied three days after mailing of the notice first-class United States certified mail, postage prepaid, or at the time of personal delivery, addressed to the appropriate party as follows:

Owner: _____

Attention: _____
Email: _____

City: City of Menlo Park
701 Laurel Street
Menlo Park, California 94025-3483
Attention: City Manager

Such addresses may be changed by notice to the other Party given in the same manner as provided above.

8.4 Successors and Assigns. This Agreement constitutes a covenant and legal restriction on the BMR Unit and shall run with the land, and all of the terms, covenants and conditions of this Agreement shall be binding upon Owner and the permitted successors and assigns of Owner.

8.5 Intended Beneficiaries. City is the intended beneficiary of this Agreement and shall have the sole and exclusive power to enforce this Agreement. It is intended that City may enforce this Agreement in order to, satisfy its obligations to improve, increase and preserve affordable housing within City, as required by the Guidelines, and to provide that a certain percentage of new housing is made available at affordable housing cost to persons and families of very low, low and moderate incomes as required by the Guidelines. No other person or persons, other than City and Owner and their assigns and successors, shall have any right of action hereon.

8.6 Partial Invalidity. If any provision of this Agreement shall be declared invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions hereof shall not in any way be affected or impaired.

8.7 Governing Law. This Agreement and other instruments given pursuant hereto shall be construed in accordance with and be governed by the laws of the State of California. Any references herein to particular statutes or regulations shall be deemed to refer to successor statutes or regulations, or amendments thereto. The venue for any action shall be the County of San Mateo.

8.8 Amendment. This Agreement may not be changed orally, but only by agreement in writing signed by Owner and City.

8.9 Approvals. Where an approval or submission is required under this Agreement, such approval or submission shall be valid for purposes of this Agreement only if made in writing. Where this Agreement requires an approval or consent of City, such approval shall not be unreasonably withheld and may be given on behalf of City by the City Manager or designee. The City Manager or designee is hereby authorized to take such actions as may be necessary or appropriate to implement this Agreement, including without limitation the execution of such documents or agreements as may be contemplated by this Agreement, and amendments which do not substantially change the uses or restrictions hereunder, or substantially add to the costs of City hereunder.

8.10 Indemnification. To the greatest extent permitted by law, Owner shall indemnify, defend (with counsel reasonably approved by City) and hold City, its heirs, successors, assigns, elected and appointed officials, employees and agents (“**Indemnitees**”) harmless from and against any and all demands, losses, claims, costs and expenses, and any other liability whatsoever, including without limitation, reasonable accountants’ and attorneys’ fees, charges and expense (collectively, “**Claims**”) arising directly or indirectly, in whole or in part, as a result of or in connection with Owner’s construction, management, or operation of the BMR Unit and the Project or any failure to perform any obligation as and when required by this Agreement. Owner’s indemnification obligations under this Section 8.10 shall not extend to Claims to the extent resulting from the gross negligence or willful misconduct of Indemnitees. The provisions of this Section 8.10 shall survive the expiration or earlier termination of this Agreement, but only as to claims arising from events occurring during the Affordability Period.

8.11 Insurance Coverage. Owner shall comply with the insurance requirements set forth in Exhibit C, attached hereto and incorporated herein by this reference, and shall, at Owner’s expense, maintain in full force and effect insurance coverage as specified in Exhibit C for the following time periods: (a) if the BMR Unit is operated as a rental unit then for the duration of the Affordability Period, and (b) if the BMR Unit is operated as a for sale unit then until recordation of both a grant deed conveying the BMR Unit to a third party and the Resale Restriction Agreement at which time the insurance requirements in the Resale Restriction Agreement shall control.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year set forth above.

OWNER:

_____, a _____

By: _____

Name:

Its:

CITY:

CITY OF MENLO PARK, a California
municipal corporation

By:

City Manager

ATTEST:

By:

City Clerk

List of Exhibits:

Exhibit A: Property Description

Exhibit B: Depiction of BMR Unit

Exhibit C: Insurance Requirements

Exhibit D: Resale Restriction

Exhibit A

Property Description

Exhibit B

BMR Unit Depiction

Exhibit B

Exhibit C

Insurance Requirements

Prior to initiating work on the Project and continuing throughout the Affordability Period, Owner shall obtain and maintain the following policies of insurance and shall comply with all provisions set forth in this Exhibit.

1. General Requirements. Owner shall procure and maintain the following insurance providing coverage against claims for injuries to persons or damages to property that may arise from or in connection with the Project, construction, management, or operation of the Property by Owner or Owner's agents, representatives, employees, consultants and contractors, or subcontractors, including the following:

(a) Commercial General Liability: Owner and all contractors working on behalf of Owner on the Property shall maintain a commercial general liability policy in an occurrence policy for protection against all claims arising from injury to person or persons not in the employ of Owner and against all claims resulting from damage to any property due to any act or omission of Owner, its agents, or employees in the conduct or operation of the work or the execution of this Agreement. Such insurance shall include products and completed operations liability, blanket contractual liability, personal injury liability, and broad form property damage coverage. Coverage shall be at least as broad as Insurance Services Office Commercial General Liability coverage.

(b) Commercial Automobile Liability: Owner and all contractors working on behalf of Owner on the Property shall maintain insurance for protection against all claims arising from the use of vehicles, owned, hired, non-owned, or any other vehicle in connection with the Project, construction, operation or management of the Property. Such insurance shall cover the use of automobiles and trucks on and off the site of the Property. Coverage shall be at least as broad as Insurance Services Office covering Commercial Automobile Liability, any auto, owned, non-owned and hired auto.

(c) Workers' Compensation Insurance: Owner (and the general partners thereof) shall furnish or cause to be furnished to City evidence satisfactory to City that Owner (and the general partners thereof), and any contractor with whom Owner has contracted for the performance of work on the Property or otherwise pursuant to this Agreement, shall maintain Workers' Compensation Insurance as required by the State of California and Employer's Liability Insurance.

(d) Builder's Risk: Upon commencement of any construction work on the Property, Owner and all contractors working on behalf of Owner shall maintain a policy of builder's all-risk insurance in an amount not less than the full insurable cost of the Project on a replacement cost basis naming City as loss payee as its interests may appear.

(e) Professional Liability/Errors and Omissions: Owner shall require any architects, engineers, and general contractors working on the Property to maintain Professional Liability/Errors and Omissions insurance with limits not less than Two Million Dollars (\$2,000,000) each claim. Certificates evidencing this coverage must reference

both Owner and City, its heirs, successors, assigns, elected and appointed officials, employees and agents (“**Indemnitees**”). If the professional liability/errors and omissions insurance is written on a claims made form: (i) the retroactive date must be shown and must be before the Effective Date, (ii) insurance must be maintained and evidence of insurance must be provided for at least three (3) years after completion of Project construction, and (iii) if coverage is cancelled or non-renewed and not replaced with another claims made policy form with a retroactive date prior to the Effective Date, Owner must purchase, or require the provision of, extended period coverage for a minimum of three (3) years after completion of construction.

(f) Property: Owner shall maintain property insurance covering all risks of loss, including earthquake and flood (if required) for 100% of the replacement value of the Project with deductible, if any, in an amount acceptable to City, naming City as loss payee as its interests may appear.

2. Minimum Limits; Adjustments. Insurance shall be maintained with limits no less than the following:

(a) Commercial General Liability and Property Damage: Two Million Dollars (\$2,000,000) per occurrence and Five Million Dollars (\$5,000,000) annual aggregate for bodily injury, personal injury and property damage; provided however, with City’s advance written approval, subcontractors may maintain liability coverage with limits not less than One Million Dollars (\$1,000,000) per occurrence, Two Million Dollars (\$2,000,000) annual aggregate.

(b) Products and Completed Operations: Three Million Dollars (\$3,000,000) per occurrence/aggregate.

(c) Commercial Automobile Liability: Two Million Dollars (\$2,000,000) combined single limit.

(d) Employer’s Liability:

Bodily Injury by Accident – One Million Dollars (\$1,000,000) each accident.

Bodily Injury by Disease – One Million Dollars (\$1,000,000) policy limit.

Bodily Injury by Disease – One Million Dollars (\$1,000,000) each employee.

(e) Professional Liability/Errors and Omissions: Two Million Dollars (\$2,000,000) per occurrence or claim. If the policy provides coverage on a claims-made basis, the retroactive date must be shown and must be before the date of the Agreement or the beginning of the contract work.

Coverage limits, and if necessary, the terms and conditions of insurance, shall be reasonably adjusted from time to time (not less than every five (5) years after the Effective Date nor more than once in every three (3) year period) to address changes in

circumstance, including, but not limited to, changes in inflation and the litigation climate in California. City shall give written notice to Owner of any such adjustments, and Owner shall provide City with amended or new insurance certificates or endorsements evidencing compliance with such adjustments within thirty (30) days following receipt of such notice.

3. Deductibles and Self-Insured Retention. Any deductibles or self-insured retention must be declared to, and approved by, City. Payment of all deductibles and self-insured retentions will be the responsibility of Owner. If the City determines that such deductibles or retentions are unreasonably high, either the insurer shall reduce or eliminate such deductibles or self-insurance retentions as respects the Indemnitees or Owner shall procure a bond guaranteeing payment of losses and related investigations, claims administration and defense.

4. Additional Requirements. The required general liability and automobile policies shall contain, or be endorsed to contain, the following provisions:

(a) The Indemnitees are to be covered as Additional Insureds as respects: liability arising out of activities performed by or on behalf of Owner; products and completed operations of Owner; premises owned, occupied or used by Owner; or automobiles owned, leased, hired or borrowed by Owner. The coverage shall contain no special limitations on the scope of protection afforded to the Indemnitees. Additional insured endorsements for the general liability coverage shall use Insurance Services Office (ISO) Form No. CG 20 09 11 85 or CG 20 10 11 85, or equivalent, including (if used together) CG 2010 10 01 and CG 2037 10 01; but shall not use the following forms: CG 20 10 10 93 or 03 94.

(b) All insurance shall be primary insurance as respects the Indemnitees. Any insurance or self-insurance maintained by the Indemnitees shall be excess of Owner's/contractor's insurance and shall not contribute with it.

(c) Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the Indemnitees.

(d) Owner's insurance shall apply separately to each insured against whom claim is made or suit is brought except, with respect to the limits of the insurer's liability.

(e) Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

(f) If any insurance policy or coverage required hereunder is canceled or reduced, Owner shall, within five (5) days after receipt of notice of such cancellation or reduction in coverage, but in no event later than the effective date of cancellation or reduction, file with City a certificate showing that the required insurance has been reinstated or provided through another insurance company or companies. Upon failure

to so file such certificate, City may, without further notice and at its option, procure such insurance coverage at Owner's expense, and Owner shall promptly reimburse City for such expense upon receipt of billing from City.

(g) Owner agrees to waive subrogation rights for commercial general liability, automobile liability and worker's compensation against Indemnitees regardless of the applicability of any insurance proceeds, and to require all contractors, subcontractors or others involved in any way with any construction on the Property to do likewise. Each insurance policy shall contain a waiver of subrogation for the benefit of City. If any required insurance is provided under a form of coverage that includes an annual aggregate limit or provides that claims investigation or legal defense costs are included in such annual aggregate limit, such annual aggregate limit shall be three times the applicable occurrence limits specified above.

(h) It shall be a requirement under this Agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirement and/or limits shall be available to the additional insured. Furthermore, the requirement for coverage and limits shall be (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured; whichever is greater. For all liability insurance required by this Agreement, Owner (and Owner's contractors, as applicable) shall obtain endorsements that name the Indemnitees as additional insured in the full amount of all applicable policies, notwithstanding any lesser minimum limits specified in this Agreement. This Agreement requires Owner (and Owner's contractors, as applicable) to obtain and provide for the benefit of the Indemnitees, additional insured coverage in the same amount of insurance carried by Owner (or Owner's contractors, as applicable), but in no event less than the minimum amounts specified in this Agreement. In the event that Owner (or Owner's contractors as applicable) obtains insurance policies that provide liability coverage in excess of the amounts specified in this Agreement, the actual limits provided by such policies shall be deemed to be the amounts required under this Agreement. Without limiting the foregoing, the limits of liability coverage specified in this Agreement are not intended, nor shall they operate, to limit City's ability to recover amounts in excess of the minimum amounts specified in this Agreement.

(i) The limits of insurance required in this Agreement may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of City before City's own insurance or self-insurance shall be called upon to protect it as a named insured.

5. Acceptability of Insurers. Companies writing the insurance required hereunder shall be licensed to do business in the State of California. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII.

6. Verification of Coverage. Prior to the Effective Date of this Agreement, Owner shall furnish City with certificates of insurance in form acceptable to City evidencing the

insurance coverage required under paragraphs (a), (b), (c), and (e) of Section 1, duly executed endorsements evidencing the Indemnitees' status as additional insured, and all other endorsements and coverage required hereunder pertaining to such coverage. Prior to commencement of any construction work on the Property, Owner shall furnish City with certificates of insurance in form acceptable to City evidencing the insurance coverage required under paragraphs (d) and (g) of Section 1. Prior to City's issuance of a final certificate of occupancy or equivalent for the Project, Owner shall furnish City with certificates of insurance in form acceptable to City evidencing the insurance coverage required under paragraph (f) of Section 1. Owner shall furnish City with original endorsements effecting coverage required by this clause. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf.

7. Insurance Certificates and Endorsements. Owner shall submit to City all of the necessary insurance documents, including the applicable amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of required Owner policies listing all required policy endorsements to City. Insurance Certificates and Endorsements are to be received and approved by City within the time periods specified in Section 6. Should Owner cease to have insurance as required at any time, all work by Owner pursuant to this Agreement shall cease until insurance acceptable to City is provided. Upon City's request, Owner shall, within thirty (30) days of the request, provide or arrange for the insurer to provide to City, complete certified copies of all insurance policies required under this Agreement. City's failure to make such request shall not constitute a waiver of the right to require delivery of the policies in the future.

Exhibit D

Resale Restriction

MELANIE GRISWOLD
ATTORNEY AT LAW
SBN 234917

1787 McDaniel Ave, San Jose, CA 95126 | 415.265.1086 | mg@hestia-re.com

Mr. Chris Turner
Assistant Planner
City of Menlo Park, City Hall – 1st Floor
701 Laurel St.
Menlo Park, Ca 94025
CRTurner@menlopark.gov

March 26, 2024

Re: Density Bonus Law Waivers for Multi-Family Residential Project at 1220 Hoover St.

Dear Mr. Turner,

This letter is provided in support of Nika Project LLC’s application to demolish two single-family residential units and construct an 8-unit condominium project at 1220 Hoover St. (“Project”) and to explain why state housing law requires that the City grant the requested development standard waivers.

As you know, this Project will include one (1) deed-restricted affordable unit for low-income families while all units are offered as rentals. When and if any units in the building are sold, the affordable unit will be offered to a moderate-income family once the tenant(s) in the affordable unit vacates the affordable unit. By deed restricting 12.5% of its units as affordable, the Project is entitled to build up to two (2) additional units,¹ one (1) incentive or concession,² and an unlimited number of waivers.³

This Project complies with all objective development standards with limited exceptions as set forth below. The Owners are requesting that the City waive the maximum height limitation, the maximum FAR and maximum paving area as these development standards physically preclude construction of the units permitted under State Density Bonus Law (“SDBL”).

¹ While the project is entitled to build two (2) additional units under Government Code (“Gov. Code”) §69515(f)(1), the Owners have only proposed one (1) additional unit.

² Under Gov. Code § 69515(d)(2)(1), one incentive is offered for developments that include at least 10% of the units for either moderate or low-income families. Here, the percentage of affordability in the Project is 12.5%.

³ See Gov. Code § 69515(e)(1).

Height Limit

Development Standard: 40' building height maximum. (See Menlo Park Municipal Code ("MPMC") § 16.20.030, Table 1)

Waiver Requested: Increase the maximum height from 40' to 51' at the middle portion of the building to accommodate emergency vehicles entering the site as well as to accommodate parapet walls that are needed to screen rooftop equipment.

Justification: Applying the height limit would result in the loss of 2 units.



Floor Area Ratio

Development Standard: .70 Floor Area Ratio ("FAR") maximum. (See MPMC § 16.20.030, Table 1.)

Waiver Requested: Increase in the maximum FAR from 0.7 to 0.778 to accommodate the square footage needed for the residential units.

Justification: Applying the maximum FAR would result in the loss of 2 units.



Paving/Hardscape Coverage

Development Standard: 35% maximum paving coverage building. (MPMC § 16.420.030, Table 1.)

Waiver Requested: Increase the maximum paved area from 35% to 44.7% to accommodate the required parking for the units provided.

Justification: Parking cannot be double-loaded with a shorter driveway because of the narrow, substandard width of the lot. A longer driveway was required to provide access to the required parking stalls. If the maximum percentage of paving standard was applied to this Project, it would result in the loss of 4 parking stalls. This in turn would require a reduction in the number of units (at least 2 units) in order to meet the parking standards.



Because the application of these development standards “will have the effect of physically precluding the construction of a development...at the densities permitted...”, the City must waive the standard unless doing so “would have a specific and adverse impact upon health or safety, and for which there is no feasible methods to satisfactorily mitigate or avoid the specific adverse impact.” (Gov. Code § 69515(e)(1).) Here, there is no argument that allowing a larger building with slightly more paved areas than permitted will have a specific and adverse impact on health or safety.

While an argument could be made that the applicants could theoretically re-design the Project to avoid the need for waivers, *e.g.*, by only providing studio units, this is not a valid basis upon which to deny the requested waivers and has been soundly rejected by the Courts and as well as the HCD.

In 2021, the City of Encinitas refused to grant waivers and subsequently denied a mixed-income project on the basis that it could have been redesigned to avoid the need for waivers. The HCD issued a Notice of Violation under State Density Bonus Law, the Housing Accountability Act, Housing Element Law, and Affirmatively Furthering Fair Housing (See **Exhibit A**, hereafter referred to as “Encinitas Notice of Violation”).

As stated by the HCD in the Encinitas Notice of Violation:

[The criteria a City can use to deny a waiver] does not authorize the City to deny the proposed project based on the theory that another project, with a similar number of units, might conceivably be designed differently and accommodated without waivers. (*Wollmer, supra*, 193 Cal.App.4th at pp. 1346–1347 [project amenities, such as a pool or other recreational facilities, are a reasonable ground under section 65915 for seeking a waiver]; *Schreiber, supra*, 69 Cal.App.5th at p. 558 [“A local ordinance is preempted if it conflicts with the density bonus law by increasing the requirements to obtain its benefits.”].) A project that meets the requirements of SDBL is entitled to waivers if they are needed, “period.” (*Wollmer, supra*, at pp. 1346–1347.)

(See Ex. A, Encinitas Notice of Violation at p.3)

As noted by the HCD in the Encinitas Notice of Violation, if the City insisted on reducing the size of the units to eliminate the need for development standard waivers, it would also run afoul of its fair housing obligations. Under State Housing Element laws, the City is required to “make adequate provision for the existing and projected needs of all economic segments in the community” and “to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing.” (Gov. Code § 65583(c)(1).) Moreover, forcing developers who use SDBL to design smaller units would be contrary to the City’s duty to provide diverse housing opportunities that meet the needs of its residents at all income levels.

We appreciate the City’s support so far and we look forward to receiving an expeditious approval consistent with the requirements under State housing laws. Aside from the City’s legal obligation to grant the requested waivers, it is important to note that the Project provides high-quality affordable housing unit at no public cost and adds ownership housing options for moderate income earners who are priced out of the single-family residential market.

Kind regards,



Melanie Griswold

<p>LOCATION: 1220 Hoover Street</p>	<p>PROJECT NUMBER: PLN2021-00059</p>	<p>APPLICANT: Farzad Ghafari</p>	<p>OWNER: Farzad Ghafari</p>
<p>PROJECT CONDITIONS:</p> <ol style="list-style-type: none"> 1. The use permit and architectural control permit shall be subject to the following <i>standard conditions:</i> <ol style="list-style-type: none"> a. The applicant shall be required to apply for a building permit within one year from the date of approval (by April 15, 2025) for the use permit to remain in effect. b. Development of the project shall be substantially in conformance with the plans prepared by LPMD Architects, consisting of 34 plan sheets, dated received February 21, 2024 and approved by the Planning Commission on April 15, 2024, except as modified by the conditions contained herein, subject to review and approval of the Planning Division. c. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project. d. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project. e. Prior to building permit issuance, if applicable, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes. f. Simultaneous with the submittal of a complete building permit application, if applicable, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division. g. Simultaneous with the submittal of a complete building permit application, if applicable, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits. h. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application. i. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist reports prepared by Ned Patchett Consulting, dated received November 2, 2022. j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and 			

LOCATION: 1220 Hoover Street	PROJECT NUMBER: PLN2021-00059	APPLICANT: Farzad Ghafari	OWNER: Farzad Ghafari
<p>PROJECT CONDITIONS:</p> <p>the City’s full cooperation in the applicant’s or permittee’s defense of said claims, actions, or proceedings.</p> <p>k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.</p> <p>2. The use permit and architectural control permit shall be subject to the following <i>project-specific</i> conditions:</p> <p><u>Planning Conditions</u></p> <p>a. Simultaneous with submittal of a complete building permit application, the Applicant shall demonstrate compliance with mitigation measures included in the ConnectMenlo MMRP and 6th Cycle Housing Element Update Subsequent EIR MMRP that are applicable to the project, subject to review and approval by the Community Development and Public Works Departments and the applicable divisions within the City. Compliance documentation may be deferred, at the discretion of the Planning Division, based on the timing identified in the MMRP.</p> <p><u>Engineering Division Conditions</u></p> <p>b. Prior to Building Permit issuance, Applicant shall submit plans for: 1) construction safety fences around the periphery of the construction area, 2) dust control, 3) air pollution control, 4) erosion and sedimentation control, 5) tree protection fencing, and 6) construction vehicle parking. The plans shall be subject to review and approval by the Building, Engineering, and Planning Divisions. The fences and erosion and sedimentation control measures shall be installed according to the approved plan prior to commencing construction.</p> <p>c. Prior to building permit issuance, the Applicant shall submit plans for construction parking management, construction staging, material storage and Traffic Control Handling Plan to be reviewed and approved by the City. The applicant shall secure adequate parking for any and all construction trades.</p> <p>d. Required frontage improvements include but not limited to:</p> <ul style="list-style-type: none"> a. Lateral connections to overhead electric, fiber optic, and communication lines shall be placed in a joint trench b. Existing sidewalk and curb and gutter shall be removed and replaced along the entire project frontage per approved project plans. c. Slurry seal for the entire project frontage (curb to curb). <p>e. Simultaneous with submittal of a complete building permit application, Applicant shall submit a Grading and Drainage Plan for review and approval. Post-construction runoff into the storm drain shall not exceed pre- construction runoff levels. A Hydrology Report will be required to the satisfaction of the Engineering Division. Slopes for the first 10 feet perpendicular to the structure must be 5% minimum for pervious surfaces and 2% minimum for impervious surfaces, including roadways and parking areas, as required by CBC §1804.3.</p> <p>f. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization</p>			

LOCATION: 1220 Hoover Street	PROJECT NUMBER: PLN2021-00059	APPLICANT: Farzad Ghafari	OWNER: Farzad Ghafari
<p>PROJECT CONDITIONS:</p> <p>requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of much onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions shall be submitted for review and approval of the Engineering Division prior to beginning construction.</p> <ul style="list-style-type: none"> g. Prior to Building Permit issuance, Applicant shall pay all Public Works fees including Building Construction Impact Fee. Refer to current City of Menlo Park Master Fee Schedule. h. During the design phase of the construction drawings, all potential utility conflicts shall be potholed with actual depths recorded on the improvement plans submitted for City review and approval. i. Irrigation within public right of way shall comply with City Standard Details LS-1 through LS-19. j. Simultaneous with submittal of a complete building permit application, Applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). k. If this project is creating more than 5,000 square feet of irrigated landscaping, per the City's Water Efficient Landscape Ordinance (Municipal Code 12.44) the irrigation system is required to have a separate water service. l. Prior to final inspection, the Applicant shall submit a landscape audit report. m. Prior to commencing any work within the right-of-way or public easements, the Applicant shall obtain an encroachment permit from the appropriate reviewing jurisdiction. n. All public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection. o. The Applicant shall retain a civil engineer to prepare "as-built" or "record" drawings of public improvements, and the drawings shall be submitted in AutoCAD and Adobe PDF formats to the Engineering Division prior to Final Occupancy. <p><u>City Arborist Conditions</u></p> <ul style="list-style-type: none"> p. Prior to final inspection, the London plane street tree shall be replaced consistent with the approved tree replacement plan for HTR2023-00101. Replace with one 36" box Chinese fringe tree in the City's right-of-way along Hoover Street. After the replacement tree has been planted, the applicant shall email photos to the City Arborist so mitigation requirements can be verified, and the new street tree can be added to the City's tree inventory, subject to review and approval by the City Arborist. 			

LOCATION: 1220 Hoover Street	PROJECT NUMBER: PLN2021-00059	APPLICANT: Farzad Ghafari	OWNER: Farzad Ghafari
<p>PROJECT CONDITIONS:</p> <p>q. Prior to final inspection, the Applicant shall pay an in-lieu fee of \$23,320 to account for the remaining value of the removed heritage trees that could not be replaced on-site, subject to review and approval of the Planning Division and City Arborist.</p> <p><u>Housing Division Conditions</u></p> <p>r. Prior to issuance of any building permit, the Applicant shall execute and record in the San Mateo County Recorder’s office the below market rate (BMR) Housing Agreement. The BMR Housing Agreement is attached to Menlo Park City Planning Commission Resolution No. 2024-___ as Exhibit D and incorporated herein by this reference.</p> <p><u>Transportation Division Conditions</u></p> <p>s. Prior to issuance of the first building permit, the Applicant shall pay the transportation impact fee (TIF) in effect at the time the complete SB 330 preliminary application was submitted for the project, subject to review and approval of the Transportation Division. The Transportation Impact Fee (TIF) is estimated to be \$13,136.58. This was calculated by multiplying the fee of \$18,864.43/unit for Single-Family homes by net new Multi-Family homes (\$6,358.18/unit) of 8 units. Please note this fee is updated annually on July 1st based on the Engineering News Record Bay Area Construction Cost Index.</p>			

PLANNING COMMISSION RESOLUTION NO. 2024-XXX**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK RECOMMENDING THE CITY COUNCIL APPROVE A TENTATIVE MAP FOR A MAJOR SUBDIVISION TO CREATE EIGHT FOR-SALE CONDOMINIUM APARTMENT UNITS IN THE R-3 (APARTMENT) ZONING DISTRICT AT 1220 HOOVER STREET.**

WHEREAS, the City of Menlo Park (“City”) received an application requesting a use permit, architectural control permit, below market rate (BMR) housing agreement, heritage tree removal permits and major subdivision to demolish two existing single-family residences and two detached garages and construct a new four-story, eight-unit residential building on a substandard lot with regard to minimum lot width in the R-3 (Apartment) zoning district (collectively, the “Project”) from Farzad Ghafari (“Owner and Applicant”), located at 1220 Hoover Street (APN 071-103-420) (“Property”). The Project is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibits A through Exhibit C, and incorporated herein by this reference; and

WHEREAS, the property is located in the R-3 (Apartment) district and is located in the area identified as around the El Camino Real/Downtown Specific Plan area (“R-3 around downtown”); and

WHEREAS, the R-3 district around downtown is intended to increase housing density in and around the Downtown area and in the vicinity of the Menlo Park Caltrain station; and

WHEREAS, the maximum allowed density in the R-3 zone around downtown is 30 dwelling units and the maximum number of units allowed by the zoning ordinance is seven units; and

WHEREAS, the project is subject to the Below Market Rate housing ordinance (“BMR ordinance”) and is required to comply with the Below Market Rate housing guidelines (“BMR Guidelines”) to ensure proper implementation of the BMR Ordinance; and

WHEREAS, the Applicant has provided a proposal to provide one two-bedroom unit on the second floor of the Proposed Project, which was reviewed and recommended by the Housing Commission at its meeting on February 7, 2024; and

WHEREAS, the project is eligible for additional housing units subject to Government Code Section 65915 and relevant amendments (“State Density Bonus Law”) by providing an on-site Below Market Rate housing unit (“BMR Unit”), which allows additional market-rate units to be included in the Project; and

WHEREAS, the applicant proposes to construct one additional market-rate unit for a total of eight units in the Proposed Project; and

WHEREAS, the major subdivision would create eight for-sale condominium parcels to be sold individually and a common area parcel; and

WHEREAS, the proposed Project would increase the number of housing units on-site by six multi-family units and the Applicant would be required to pay the recreation in-lieu fee to mitigate impact on recreation facilities; and

WHEREAS, the applicant submitted a tentative map, attached hereto as Exhibit A, which was reviewed by the Engineering Division and found to be technically correct; and

WHEREAS, the tentative map was reviewed by utility and public service providers, including West Bay Sanitary District, Cal Water, Comcast, AT&T, and PG&E and no objections were raised; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the Planning Commission of the City of Menlo Park on April 15, 2024 whereat all persons interested therein might appear and be heard; and

WHEREAS, the Planning Commission reviewed the project on April 15, 2024, and found the project to be categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15332 et seq. (Infill Development Projects); and

WHEREAS, the City certified a program-level environmental impact report (EIR) for updates to the City's General Plan (collectively ConnectMenlo), which included a Mitigation Monitoring and Reporting Program (MMRP) to mitigate environmental impacts anticipated by the updated General Plan; and

WHEREAS, the City certified a Subsequent EIR for the 6th Cycle Housing Element update, which includes additional MMRP measures applicable to housing projects; and

WHEREAS, the Applicant would be required to comply with applicable mitigation measures included in the ConnectMenlo MMRP and the 6th Cycle Housing Element Subsequent EIR MMRP, attached hereto as Exhibits E and F, respectively; and

WHEREAS, the Planning Commission of the City of Menlo Park having fully reviewed, considered, and evaluated all the testimony and evidence submitted in this matter voted affirmatively to approve the findings and conditions for a use permit, architectural control, and Below Market Rate Housing Agreement for the project, and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Menlo Park finds that the above recitals together with the staff report and the application materials, including without limitation, related documents, reports, studies, maps, oral and written

testimony, and materials in the City's file for the applications and the Project, and all adopted and applicable City planning documents related to the Project and the Project Site and all associated evidentiary basis for the recommendations set forth in this resolution

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission makes the following findings and recommendations:

Section 1. Tentative Map Findings. The Planning Commission recommends that the City Council make findings that the proposed tentative map for a major subdivision is technically correct and in compliance with all applicable State regulations, City General Plan, Zoning and Subdivision Ordinances, and the State Subdivision Map Act for the following reasons:

1. The proposed Tentative Map for the Project Site is technically correct and in compliance with all applicable State regulations, City General Plan, Zoning and Subdivision Ordinances, and the State Subdivision Map Act.
2. The proposed Tentative Map for the project Site, including the contemplated design and improvements, is consistent with the applicable General Plan goals and policies, in particular the goals set forth in the Housing Element. The project is consistent with the land use designations described in the General Plan and would be consistent with the City General Plan policies as well as City Zoning Ordinance requirements at the proposed density and for the types of uses.
3. The project site is physically suitable for the proposed development, including the proposed density of development, and the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat. The project is consistent with the density and uses for the site set forth in the General Plan. The project Site is in an urbanized area of the City currently occupied by two existing residences, landscaped, and hardscaped areas and does not include any aquatic habitat. The project would not cause substantial environmental damage to the already disturbed Project Site and would not substantially injure the limited wildlife that access the site or their habitat.
4. The design of the subdivision or types of improvements is not likely to cause serious public health or safety problems. The project would comply with the General Plan's goals and policies, City Zoning and Subdivision Ordinances, and other applicable regulations designed to prevent serious health and safety problems.

Section 2. Tentative Map Approval. Based on the findings above, the Planning Commission recommends that the City Council approve the tentative map for the Project (Exhibit A) and the associated conditions of approval attached hereto as Exhibit D and incorporated herein by this reference.

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Kyle Perata, Assistant Community Development Director of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly

passed and adopted at a meeting by said Planning Commission on April 15, 2024, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of April, 2024

PC Liaison Signature

Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

- A. Tentative map for major subdivision
- B. Project Plans (Staff Report Attachment A, Exhibit A)
- C. Project Description Letter (Staff Report Attachment A, Exhibit B)
- D. Recommended conditions of approval for the tentative map
- E. ConnectMenlo Mitigation Monitoring and Reporting Program
- F. 6th Cycle Housing Element Update Subsequent EIR Mitigation Monitoring and Reporting Program

CURRENT LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SAN MATEO, CITY OF MENLO PARK, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
BEGINNING AT A POINT ON THE NORTHEASTLY LINE OF HOOVER STREET (FORMERLY FREMONT AVENUE) DISTANT THEREON 116.88 NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF OAK GROVE AVENUE; SAID POINT BEING THE WEST SOUTHWEST CORNER OF LOT 7, BLOCK "A" SHOWN ON THE MAP HERETOFTER REFERRED TO; THENCE RUNNING NORTHWESTERLY AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7, 204.50 FEET TO THE NORTHWESTERLY LINE OF SAID LOT, 54 FEET; THENCE RUNNING SOUTHWESTERLY TO A POINT ON SAID NORTHEASTLY LINE OF HOOVER STREET DISTANT THEREON NORTHWESTERLY 54 FEET FROM SAID POINT OF BEGINNING; THENCE RUNNING SOUTHWESTERLY AND ALONG SAID LINE OF HOOVER STREET TO THE POINT OF BEGINNING.

BEING THE SOUTHWESTERLY 54 FEET FRONT AND REAR MEASUREMENTS, LOT NUMBERED 7, BLOCK "A", AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARADISE PARK, SAN MATEO COUNTY, CALIFORNIA," WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON NOVEMBER 15, 1921 IN BOOK 10 OF MAPS AT PAGES 50 AND 51.

APN: 071-103-420

PARCEL TWO:
A PORTION OF PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED JUNE 11, 1976, IN BOOK 32 OF PARCEL MAPS, AT PAGES 7 AND 8 IN THE RECORDS OF SAN MATEO COUNTY, CALIFORNIA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN EASEMENT FOR STORM DRAIN PURPOSES BEING A STRIP OF LAND OF UNIFORM WIDTH OF 8 FEET, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE NORTHEASTLY LINE OF SAID PARCEL 1, DISTANT SOUTH 89°22'00" EAST 33.00 FEET FROM THE MOST NORTHERLY CORNER OF SAID PARCEL; THENCE LEAVING SAID POINT OF BEGINNING SOUTH 82°45'00" WEST 17.65 FEET TO A POINT LYING ON THE MOST SOUTHWESTERLY LINE OF SAID PARCEL; SAID POINT LYING SOUTH 89°22'00" EAST 33.00 FEET FROM THE MOST WESTERLY CORNER OF SAID PARCEL 1 AND BEING THE TERMINUS OF THE DESCRIBED EASEMENT.

ENCUMBRANCES ON SUBJECT PROPERTY:

PER TITLE REPORT DATED FEBRUARY 6, 2024, AT 2:30 AM, ORDER NUMBER 17024401-12:

1. LIES AND ENCUMBRANCES, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2021 - 2022, AS FOLLOWS:

- ASSessor's PARCEL NO.: 071-103-420
- REG. NO.: 200-34668
- CODE: 41 - 200-000
- 737 INSTALLMENT - 1/27/2014 NOT NARRATED FUND
- LAND ACQUISITION - 1/27/2014 NOT NARRATED FUND
- LAND VALUE - \$24,200.00
- MAP VALUE - \$11,150.00

2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 75, ET SEQ. OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

3. EASEMENTS, CONDITIONS AND RESTRICTIONS WHICH DO NOT CONTAIN EXPRESS PROVISION FOR FORTURE OR REVERSION OF TITLE IN THE EVENT OF VIOLATION, BUT OBTAINING ANY COVENANTS:

4. NO RESTRICTIONS IF ANY, UNDER FEDERAL, STATE, COUNTY, MUNICIPAL, FEDERAL, STATE, OR NATIONAL OPEN SPACES AND ONE (1) TO THE EFFECT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3007 OF THE UNITED STATES CODE OR (B) RELATES TO HANDBOOK OR DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT.

RECORDED - FEBRUARY 16, 1936, IN BOOK 215 OF OFFICIAL RECORDS, PAGE 170

NOTE: IF THE DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, GENDER, SEXUAL ORIENTATION, ANCESTRY, NATIONAL ORIGIN, ETHNICITY, MARITAL STATUS, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME, AS STATED IN SUBSECTION (D) OF SECTION 5309.5 OF THE REVENUE AND TAXATION CODE, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REPEALED PURSUANT TO SECTION 5309.5 OF THE GOVERNMENT CODE. LANDLORD RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE ADE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR SENIOR PERSONS SHALL NOT BE CONTROLLED BY RESTRICTIONS BASED ON FEDERAL STATUTE.

4) PRIOR TO ISSUANCE OF ANY POLICY OF TITLE INSURANCE, [Said REPUBLIC NATIONAL TITLE INSURANCE] REQUIRES THE FOLLOWING WITH RESPECT TO NWA PROJECT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY:

- 1. A COPY OF ANY MANAGEMENT OR OPERATING AGREEMENTS AND ANY AMENDMENTS THEREIN TOGETHER WITH A CURRENT LIST OF ALL MEMBERS OF SAID LLC.
- 2. A CERTIFIED COPY OF ITS ARTICLES OF ORGANIZATION (LLC-A), ANY CERTIFICATE OF CORRECTION (LLC-C), CERTIFICATE OF AMENDMENT (LLC-A), OR RESTATMENT OF ARTICLES OF ORGANIZATION (LLC-TS).
- 3. RECEIVING A CERTIFIED COPY OF SAID LLC-A AND ANY "AMENDMENTS THEREIN."

5) NOTE: IT APPEARS THAT [Said REPUBLIC NATIONAL TITLE INSURANCE] MAY BE ASKED TO INSURE AGAINST THE RIGHTS OF MORTGAGEE LIEN CLAIMANTS. THE COMPANY MAY REQUIRE THE FOLLOWING:

- A. SIGNED MEMORANDUM BY ALL PARTIES.
- B. A COPY OF THE CONSTRUCTION COST BREAKDOWN.
- C. APPROPRIATE FINANCIAL STATEMENTS FROM ALL RECORDS.

6) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

7) THE REQUIREMENTS THAT [Said REPUBLIC NATIONAL TITLE INSURANCE] BE PROVIDED WITH A COPY OF THE "TENT HOLL" AND "TENANT ESTOPPEL CERTIFICATES" FOR ITS REVIEW.

8) RIGHTS OF TENANTS IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED LEASES.

9) NOTE: PARCEL TWO WHEN DESCRIBED IS ONLY BEING INCLUDED SO AS TO AVOID [Said REPUBLIC NATIONAL TITLE INSURANCE] BEING THE CAUSE OF EXCLUDING IT FROM DEEDS OR ENCUMBRANCES, BUT NO INSURANCE IS TO BE PROVIDED AS TO SAID PARCEL.

ANYTHING TO THE CONTRARY IN THE POLICY OR ENDORSEMENTS THEREIN UNWITTINGLY, SAID PARCEL IS NOT INSURED EVEN THOUGH IT MAY BE INCLUDED AS PART OF THE DESCRIPTION OF THE LAND DESCRIBED OR REFERRED TO IN THE POLICY.

[Said REPUBLIC NATIONAL TITLE INSURANCE] REQUIRES THAT THE INSUREE'S ACKNOWLEDGE IN WRITING THAT THEY UNDERSTAND THIS.

10) ANY UNRECORDED AND SUBSTITUTED LEASES.

11) THE REQUIREMENT THAT [Said REPUBLIC NATIONAL TITLE INSURANCE] BE PROVIDED WITH AN OPPORTUNITY TO INSPECT THE LAND (IF THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON COMPLETION OF ITS INSPECTION).

12) THE REQUIREMENT THAT [Said REPUBLIC NATIONAL TITLE INSURANCE] BE PROVIDED WITH A SUSTAINABLE OWNER'S DECLARATION FORM (SIC) (114). THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON REVIEW OF THE OWNER'S DECLARATION.

SURVEY NOTES

1. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER LOCATED SURFACE FEATURES. THE LOCATION OF THESE LINES SHOULD BE CONSIDERED APPROXIMATE. VERIFY THE LOCATIONS OF THESE LINES IN THE FIELD OR WITH THE APPROPRIATE UTILITY COMPANY BEFORE CONSTRUCTION.

2. BASIS OF BEARINGS: MONUMENT LINE BETWEEN FOUND BOLTS ON CENTERLINE OF OAK GROVE AVENUE, HELD PARALLEL TO THE NORTHERLY RIGHT-OF-WAY AND TAKEN AS N. 33°23'00" E, AS SHOWN ON BOOK 80 OF PARCEL MAPS PAGES 89-90.

3. SITE BENCHMARK: CUT CROSS ON WILY CURB OF HOOVER STREET AS SHOWN ON TOPOGRAPHIC MAP BY SANDS ENGINEERING; EL = 73.54' (NAVD83)

PROJECT BENCHMARK: CITY OF MENLO PARK BENCHMARK (AINS BENCHMARK U1010 - BRASS DISC SET IN BUILDING FOUNDATION AT THE NWLY INTERSECTION OF EL CAMINO REAL AND SANTA CRUZ AVENUE); EL = 73.85' (NAVD83)

4. CONTOUR INTERVAL = 1', SOURCE: SURVEY PERFORMED BY BAY AREA LAND SURVEYING, INC., PROJECT NO. 21-5464 (NOVEMBER 2021)

SUBDIVISION NOTES

1. CURRENT ASSESSORS PARCEL NO.: 071-103-420

2. CURRENT SITE ADDRESS: 1220 HOOVER STREET, MENLO PARK, CA 94025

3. EXISTING USE: RESIDENTIAL

4. PROPOSED USE: RESIDENTIAL

5. EXISTING NUMBER OF PARCELS: (1) PARCEL

6. PROPOSED NUMBER OF PARCELS: (1) PARCEL WITH (8) CONDOMINIUM UNITS

7. ZONING: R3 (APARTMENT DISTRICT)

FRONT SETBACK: 20.0'

SIDE SETBACK: 10.0'

REAR SETBACK: 15.0'

MINIMUM HEIGHT: 40 FEET

CORNER SIDE: 15.0'

MAXIMUM LOT COVERAGE: 40%

7. PROPOSED AREAS - UNIT NO.	GROSS AREA	NET AREA
UNIT A	= 1,0774 SQ. FT.	1,0774 SQ. FT.
UNIT B	= 6914 SQ. FT.	6914 SQ. FT.
UNIT C	= 6914 SQ. FT.	6914 SQ. FT.
UNIT D	= 1,0294 SQ. FT.	1,0294 SQ. FT.
UNIT E	= 8504 SQ. FT.	8504 SQ. FT.
UNIT F	= 1,5384 SQ. FT.	1,5384 SQ. FT.
UNIT G	= 1,5384 SQ. FT.	1,5384 SQ. FT.
UNIT H	= 1,0294 SQ. FT.	1,0294 SQ. FT.

8. PROPOSED PARKING/DRIVEWAY/OTHER FEATURES: REFER TO ARCHITECTURAL PLANS

9. PRIVATE UTILITIES: PROPOSED ON-SITE SANITARY SEWER AND STORM DRAIN FACILITIES WITHIN THE SUBDIVISION WILL BE PRIVATELY MAINTAINED, EXCEPT AS NOTED. ALL UTILITIES SHALL BE INSTALLED PER LOCAL STANDARDS.

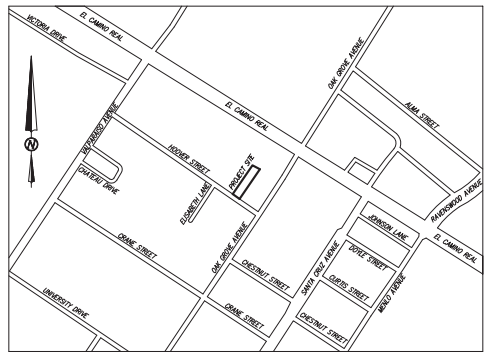
10. ALL BEARINGS, DIMENSIONS & GRADES ARE PRELIMINARY AND SUBJECT TO THE FINAL MAP/CONSTRUCTION DRAWINGS.

11. UTILITIES SERVING SUBJECT PARCEL(S)

- STORM DRAIN: CITY OF MENLO PARK
- SEWER: WEST BAY SANITARY DISTRICT
- WATER: CALIFORNIA WATER SERVICE
- GAS & ELECTRIC: PG&E
- TELEPHONE: AT&T
- CABLE TV: COMCAST

12. FLOOD ZONE DESIGNATION: ZONE "X", AREA OF MINIMAL FLOOD HAZARD PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY-PANEL #00030003; EFFECTIVE DATE: OCTOBER 16, 2012.

FOR THE CITY OF MENLO PARK:



VICINITY MAP (NOT TO SCALE)

CONTACTS

- OWNER: NWA PROJECT LLC
1220 HOOVER STREET
MENLO PARK, CA 94025
- ARCHITECT: LPM O ARCHITECTS
ANTHONY HO
1288 KEEFER RD. SUITE 206
SUNNYVALE, CA 94086
TEL: (408) 859-2945
- CIVIL ENGINEER: UPRIGHT ENGINEERING
AUSTIN PAYNE
3641 MT. DIABLO BLVD #1841
LAKEMAR, CA 94040
TEL: 925 275-5304
- SURVEYOR: BAY AREA LAND SURVEYING, INC
KEITH S. BUSH
3065 RICHMOND PARKWAY, STE 101
RICHMOND, CA 94806
PHONE: (510)233-5167
- GEOTECHNICAL: RWMG ENGINEERS
PAYTON MOSSKOWSKI
1390 EL CAMINO REAL
SAN CARLOS, CA 94070

SHEET INDEX

SHEET #:	TITLE SHEET
SHEET 1:	EXISTING CONDITIONS AND PROPOSED DEMOLITION
SHEET 2:	PROPOSED IMPROVEMENTS
SHEET 3:	CIVIL - COVER SHEET
SHEET 4:	CIVIL - GRADING PLAN
SHEET 5:	CIVIL- DRAINAGE PLAN
SHEET 6:	CIVIL- EROSION CONTROL; PLAN
SHEET 7:	CIVIL- TRAFFIC CONTROL PLAN
SHEET 8:	CIVIL- DETAILS
SHEET 9:	CIVIL- SAN MATEO COUNTY BMP'S

TENTATIVE SUBDIVISION MAP

A 8 UNIT CONDOMINIUM SUBDIVISION
OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON SEPTEMBER 09, 2021, AS SERIES NUMBER 2021-130188; BEING PARCEL TWO AS SHOWN ON BOOK 32 OF PARCEL MAPS PAGES 7-8, RECORDED JUNE 11, 1976; ALSO BEING A PORTION OF LOT 7, BLOCK "A", "PARADISE PARK", FILED NOVEMBER 15, 1921 IN BOOK 10 OF MAPS PAGES 50-51 CITY OF MENLO PARK, SAN MATEO COUNTY, CALIFORNIA
DECEMBER 2023

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPEATED

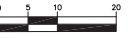


KEITH S. BUSH, L.S. 8496
DATE: 9/25/2022
REV 06/23/2023
ADD PROPOSED CIVIL IMPROVEMENTS WITHIN RIGHT OF WAY
REV 10/23/2023
REVISED FINAL BOUNDARY & ADDED NOTE
REV 12/09/2023
ADDED CIVIL SHEETS

BAY AREA LAND SURVEYING, INC.

3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 233-5167

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

LEGEND

	FOUND 1/4" IRON PIPE AS NOTED
	BUILDING FOOTPRINT
	CONCRETE SURFACE
	ASPHALT SURFACE
	ADJACENT PARCEL NUMBER
	BUILDING OWNER
	BUILDING LINE
	BRICK
	BASE OF WALL
	TOP OF CURB
	TOP OF CURB AT DRIVEWAY
	CENTERLINE OF HIGHWAY
	COLUMN
	CONCRETE
	DRAIN INLET
	ELECTRICAL METER
	EDGE OF PAVEMENT
	FENCE
	FOUND POINT AS NOTED
	FINISHED FLOOR
	FLOORING
	GROUND BREAK
	CONCRETE GUTTER LIP
	GAS METER
	GATE POST
	GROUND ELEVATION
	LIGHT FIXTURE & STREET LAMP
	LAND STAIR LANDING
	MANSARD
	PAVEMENT SURFACE
	PROPERTY CORNER
	PROPERTY LINE
	PARCEL LAP
	PEAK BUILDING HEIGHT
	EXHAUST FAN CLEANOUT
	STAIR STEP
	TOP OF CONCRETE SURFACE
	TOP OF WALL
	BACK OF CONCRETE WALK
	CONCRETE WALK
	WATER METER
	TRAIL (QUARTER IN INCHES)
	RECORD DATA

	ADJACENT PARCEL LINE
	CENTERLINE
	EASEMENT LINE
	HISTORIC PARCEL/LOT LINE
	SUBJECT PROPERTY
	TIE LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	OVERHEAD WIRES
	WOODEN FENCE
	WIRE FENCE

PROPOSED IMPROVEMENTS

TENTATIVE TRACT MAP

A 8 UNIT CONDOMINIUM SUBDIVISION
 OF THE REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED
 RECORDED ON SEPTEMBER 09, 2021, AS SERIES NUMBER
 2021-130188, BEING PARCEL TWO AS SHOWN ON BOOK 32 OF
 PARCEL MAPS PAGES 7-8, RECORDED JUNE 11, 1976, ALSO
 BEING A PORTION OF LOT 7, BLOCK "A", "PARAISO PARK", FILED
 NOVEMBER 15, 1921 IN BOOK 10 OF MAPS PAGES 50-51
 CITY OF MENLO PARK, SAN MATEO COUNTY, CALIFORNIA
 DECEMBER, 2023 SCALE 1" = 10'

BAY AREA LAND SURVEYING INC.
 3085 RICHMOND PARKWAY, SUITE 101
 RICHMOND, CA 94806
 (510) 253-5867
 APN 071-103-480 SHEET 3 OF 10 / A000484564 21-4564

PARAISO PARK (10 M 50)

APN: 117-020-030
VALENTI TRUST
 (2021-100793)
 (60 TW 58)

LOT 1
 APN: 071-103-420
NIKA PROJECT LLC
 2021-130188
 AREA: 10984± SQ.FT.
 PARCEL 2 - 321 PM 7

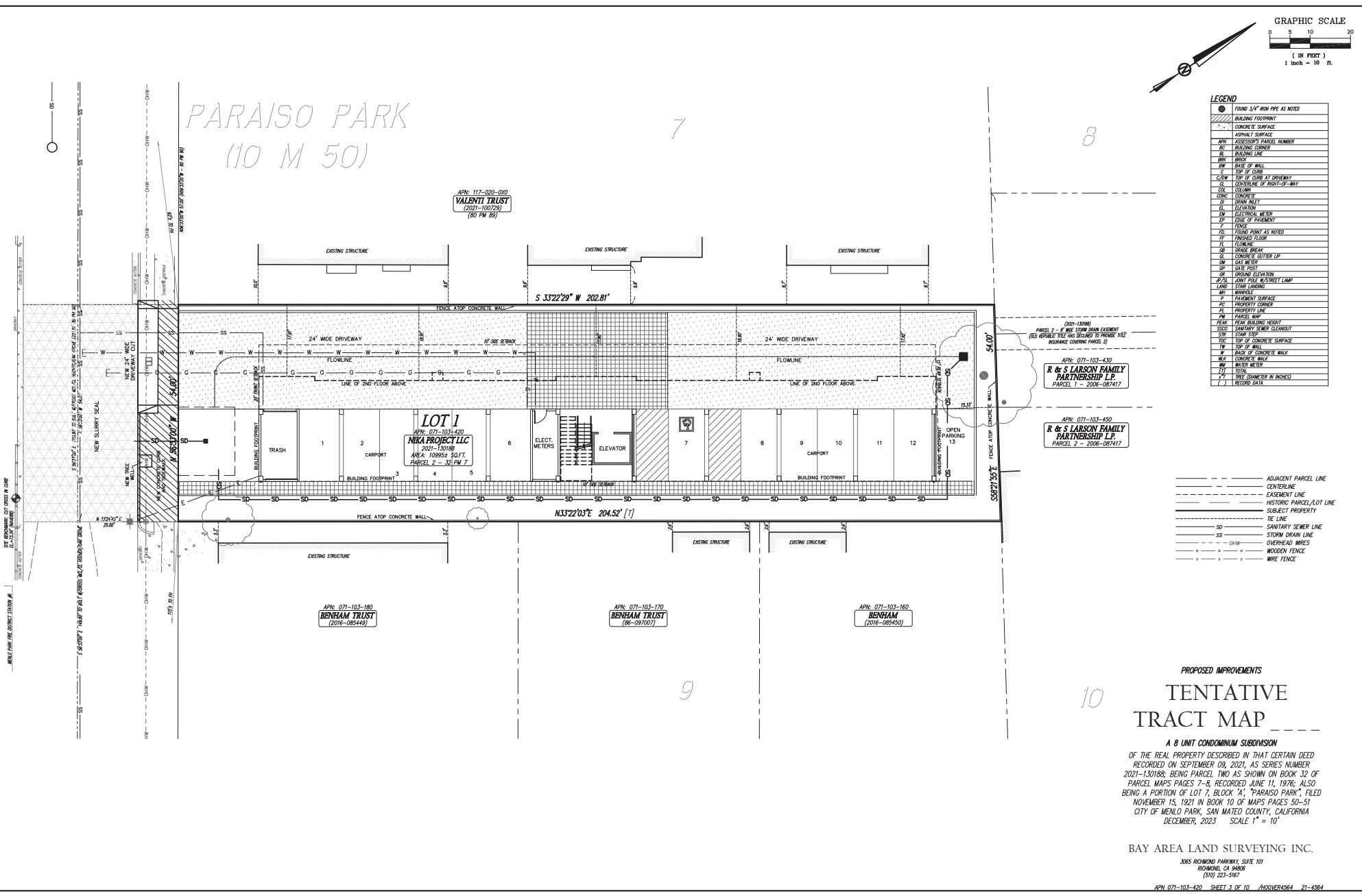
APN: 071-103-430
R & S LARSON FAMILY PARTNERSHIP L.P.
 PARCEL 1 - 2006-087417

APN: 071-103-450
R & S LARSON FAMILY PARTNERSHIP L.P.
 PARCEL 2 - 2006-087417

APN: 071-103-180
BENHAM TRUST
 (2016-085449)

APN: 071-103-170
BENHAM TRUST
 (06-097007)

APN: 071-103-160
BENHAM
 (2016-085450)



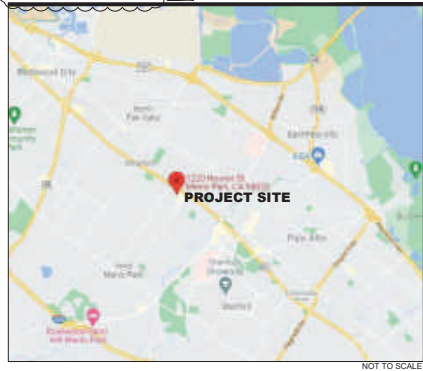
MULTIFAMILY RESIDENCE

1220 HOOVER STREET

MENLO PARK, CA

GRADING, DRAINAGE & UTILITY PLANS

TENTATIVE MAP



NOT TO SCALE

SURVEY DATUM

Boundary & Topographic Survey provided by Bay Area Land Surveying dated December 2023.

MAP DATA

Contour Interval: 1 Foot

Aerial Photo: None

Vertical Datum: NAVD 88

SCOPE OF WORK

This design includes to demolish the existing structure at the subject site and construct an 8-unit condominium complex. The site is flat and lot area is almost 11,000 square feet. The new structure will be 4 stories total. The lower level will be parking and upper 3 levels will be living space.

SHEET INDEX

- 4 COVER SHEET
- 5 GRADING PLAN
- 6 DRAINAGE PLAN
- 7 EROSION CONTROL PLAN
- 8 TRAFFIC CONTROL PLAN
- 9 DETAILS
- 10 SAN MATEO COUNTY BMP'S

GENERAL NOTES

1. THESE ENGINEERING DRAWINGS ARE BASED ON CONDITIONS AT THE TIME OF DESIGN AND FROM INFORMATION PROVIDED BY THE OWNER. FUTURE MODIFICATIONS TO GRADING AND SITE DEVELOPMENT COULD CAUSE EROSION AND SLOPE FAILURE.
2. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL AND/OR THE PROJECT SOIL ENGINEER.
3. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COMPLETE THE CONSTRUCTION IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND GENERALLY ACCEPTED STANDARDS OF PRACTICE. THE PURPOSE OF THE ENGINEERS VISITS WILL BE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND DETERMINE IF THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH OUR DESIGN INTENT.
4. LOCATIONS OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.

GENERAL STORMWATER NOTES

1. **STOCKPILES:** ALL STOCKPILES ASSOCIATED WITH THE PROJECT SHALL BE COVERED WITH PLASTIC SHEETING PRIOR TO ANY PRECIPITATION EVENT TO PREVENT RUNOFF OF SEDIMENT. SHEETING SHALL BE FIRMLY HELD IN PLACE WITH SANDBAGS OR OTHER WEIGHTS PLACED NO MORE THAN 10FT APART. SEAMS SHALL BE TAPED OR WEIGHTED DOWN THEIR ENTIRE LENGTH AND THERE SHALL BE AT LEAST A 12 INCH OVERLAP.
2. **DUST CONTROL:** BEST MANAGEMENT PRACTICES SHALL BE USED THROUGHOUT ALL PHASES OF CONSTRUCTION. THIS INCLUDES ANY SUSPENSION OF WORK, ALLEVIATION OR PREVENTION OF ANY FUGITIVE DUST NUISANCE AND THE DISCHARGE OF SMOKE OR ANY OTHER AIR CONTAMINANTS INTO THE ATMOSPHERE IN SUCH QUANTITY AS WILL VIOLATE ANY REGIONAL AIR POLLUTION CONTROL RULES, REGULATIONS, ORDINANCES, OR STATUTES. WATER SHALL BE APPLIED AS REQUIRED. DUST NUISANCE SHALL ALSO BE ABATED BY CLEANING, VACUUMING AND SWEEPING OR OTHER MEANS AS NECESSARY.
3. **INTERIM EROSION AND SEDIMENT CONTROL:** THIS PLAN INCLUDES INTERIM EROSION AND SEDIMENTATION CONTROL MEASURES TO BE TAKEN DURING WET SEASONS UNTIL PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES CAN ADEQUATELY MINIMIZE EROSION. EXCESSIVE STORM WATER RUNOFF AND SEDIMENTATION. THIS PLAN INCLUDES THE MINIMUM NECESSARY MEASURES TO BE TAKEN TO PREVENT EXCESSIVE STORM WATER RUNOFF OR CARRYING BY STORM WATER RUNOFF OF SOLID MATERIALS ON TO LANDS OF ADJACENT PROPERTY OWNERS, PUBLIC STREETS, OR TO WATERCOURSES AS A RESULT OF CONDITIONS CREATED BY GRADING OPERATIONS. ADDITIONAL MEASURES MAY BE REQUIRED IF DETERMINED BY THE CONTRACTOR, THE CITY, THE COUNTY, OR THE ENGINEER AS CHANGING CONDITIONS OCCUR. GRADING SHALL NOT TAKE PLACE DURING THE RAINY SEASON WITHOUT THE IMPLEMENTATION OF ADDITIONAL BMP'S TO PREVENT EROSION AND RUNOFF.
4. **PERMANENT EROSION AND SEDIMENT CONTROL:** PERMANENT EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED BY LANDSCAPING OF DISTURBED AREAS OF THE PROJECT SITE. LANDSCAPING SHALL CONSIST OF SOME OR ALL THE FOLLOWING: SPREADING OF MULCH, SEEDING, AND PLANTING OF CONTAINER PLANTS. ANTICIPATED TIME UNTIL ESTABLISHMENT FOR THESE 3 LANDSCAPING METHODS IS AS FOLLOWS: IMMEDIATE, 3 MONTHS, 1 MONTH (RESPECTIVELY). ASSUMING APPROPRIATE IRRIGATION IS PROVIDED, DOWNSPOUTS SHALL BE DIRECTED INTO THE UNDERGROUND DRAINAGE SYSTEM AS INDICATED ON THE DRAINAGE PLAN OR AWAY FROM STRUCTURES.
5. PROJECT SHALL CONFORM TO THE SAN MATEO COUNTY DRAINAGE MANUAL DRAFT DECEMBER 2019.
6. THIS PROJECT WILL DISPERSE ALL RUNOFF FROM ROOFS AND HARDSCAPE AREAS TO APPROPRIATE LOCATIONS AND AS SHOWN ON THE PLANS.
7. STORMWATER DISCHARGE ADJACENT TO FOUNDATIONS AND OTHER STRUCTURES IS **NOT** PERMITTED.
8. WASH OUT CONCRETE EQUIPMENT/TRUCKS OFF-SITE OR INTO CONTAINED WASHOUT AREAS THAT WILL NOT ALLOW DISCHARGE OF WASH WATER ONTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.








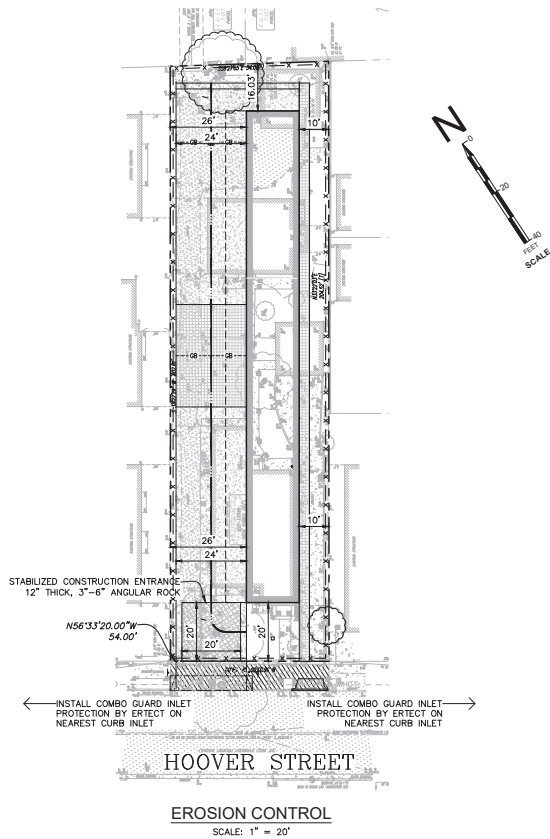
REV. NO.	DESCRIPTION	DATE	APPROVED
1	ADD COMMENTS FROM CITY 7-27-22	9-13-22	
2	ADD COMMENTS FROM CITY 1-13-22	3-21-22	



DATE: 12/22/2023	DESIGNED BY: JAP
MULTIFAMILY RESIDENCE 1220 HOOVER STREET MENLO PARK, CA	DRAWN BY: WJL
	SURVEYED BY: SAKL
	CHECKED BY: JAP
COVER SHEET	SHEET NO. 4 OF 10

LEGEND

-  EXISTING MINOR CONTOUR
-  EXISTING MAJOR CONTOUR
-  EXISTING TOPO POINTS
-  PROPERTY LINE
-  STRAW WATTLE PER DETAIL 2 ON SHEET 7



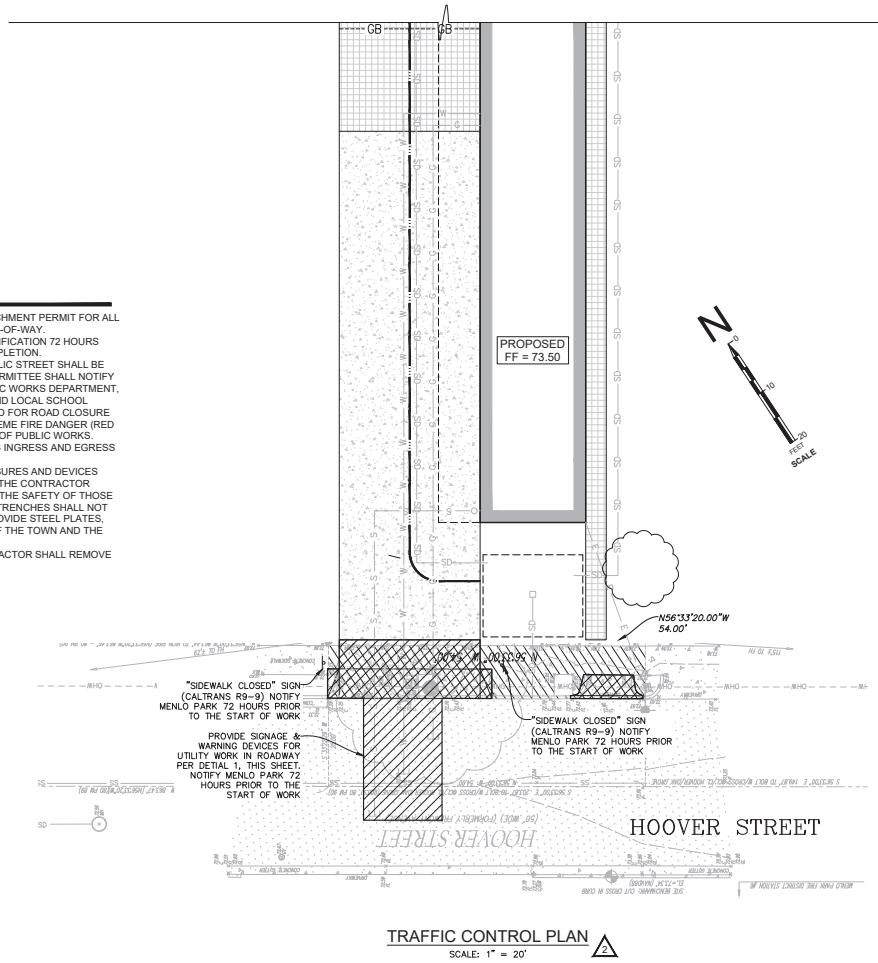
REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
△			
△			
△	ADDRESSED COMMENTS FROM CITY 7-27-22	9-13-22	
△	ADDRESSED COMMENTS FROM CITY 1-13-22	3-21-22	



PERMIT SET	
DATE: 12/22/2023	DESIGNED BY: AP
MULTIFAMILY RESIDENCE 1220 HOOVER STREET MENLO PARK, CA	DRAWN BY: VCL
	SURVEYED BY: SAK
	CHECKED BY: AP
EROSION CONTROL PLAN	SHEET NO. 7 OF 10

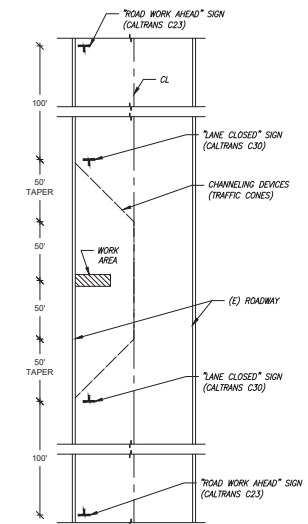
TRAFFIC CONTROL NOTES

1. THE CONTRACTOR SHALL ACQUIRE AN ENCROACHMENT PERMIT FOR ALL WORK WITHIN THE TOWN OF MENLO PARK RIGHT-OF-WAY.
2. THE PERMITTEE SHALL GIVE THE DIRECTOR NOTIFICATION 72 HOURS BEFORE BEGINNING ANY WORK, AND UPON COMPLETION.
3. IF NECESSARY, TEMPORARY CLOSURE OF A PUBLIC STREET SHALL BE APPLIED FOR 2 WEEKS IN ADVANCE, AND THE PERMITTEE SHALL NOTIFY THE POLICE, FIRE, AMBULANCE SERVICES, PUBLIC WORKS DEPARTMENT, GOLDEN GATE TRANSIT, MILL VALLEY REFUSE AND LOCAL SCHOOL DISTRICTS OF THE CLOSURE. ANY PERMIT ISSUED FOR ROAD CLOSURE WILL BE SUSPENDED DURING PERIODS OF EXTREME FIRE DANGER (RED FLAG DAYS), UNLESS WAIVED BY THE DIRECTOR OF PUBLIC WORKS.
4. THE CONTRACTOR SHALL PROVIDE CONTINUOUS INGRESS AND EGRESS TO ALL ADJACENT PROPERTIES.
5. LIGHTS, BARRIERS OR OTHER PROTECTIVE MEASURES AND DEVICES SHOWN ON THIS PLAN ARE A MINIMUM OF WHAT THE CONTRACTOR SHOULD EMPLOY TO ADEQUATELY PROTECTING THE SAFETY OF THOSE USING PUBLIC STREETS AND SIDEWALKS. OPEN TRENCHES SHALL NOT BE ALLOWED OVERNIGHT. PERMITTEE SHALL PROVIDE STEEL PLATES, OR OTHER MATERIALS, TO THE SATISFACTION OF THE TOWN AND THE ENGINEER.
6. AT THE CONCLUSION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL SIGNAGE AND TRAFFIC CONTROL DEVICES.



LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING TOPO POINTS
- PROPERTY LINE
- PROPOSED UNDERGROUND POTABLE WATER LINE (MENLO PARK MUNICIPAL WATER)
- PROPOSED GRAVITY SEWER LINE 4" ABS SCH40, 2% MIN SLOPE (WEST BAY SANITARY DISTRICT)
- PROPOSED GAS LINE (PG&E)



1 TYPICAL LANE CLOSURE
NOT TO SCALE



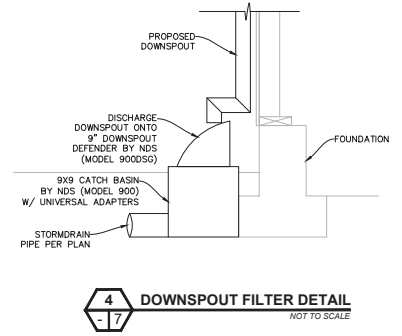
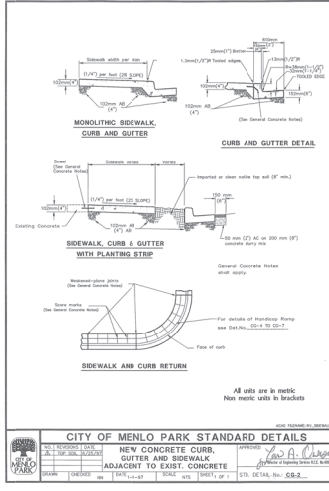
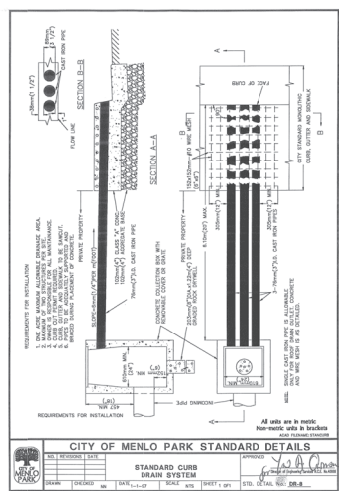
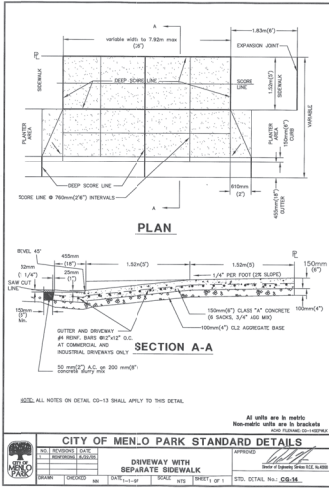
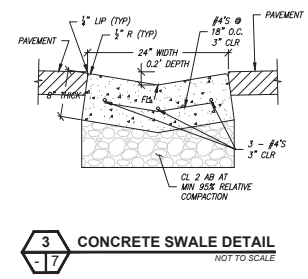
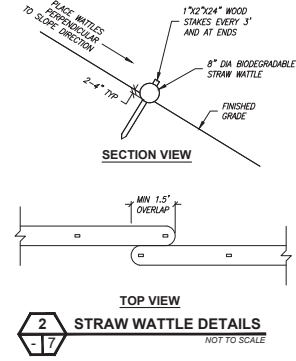
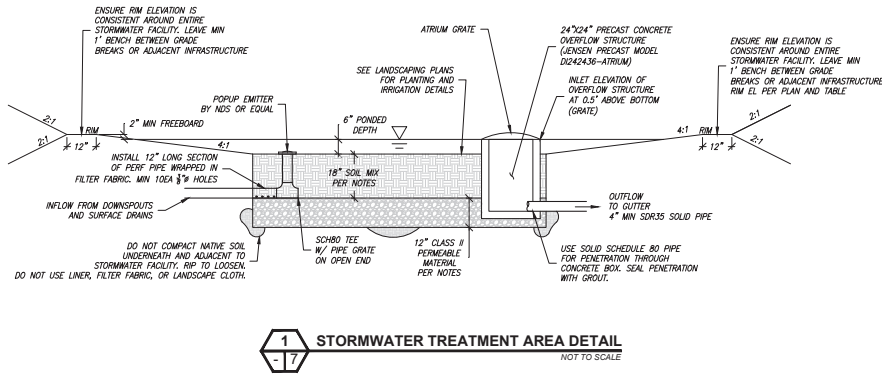
REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
1	ADDRESSSED COMMENTS FROM CITY 7-27-22	9-13-22	
2	ADDRESSSED COMMENTS FROM CITY 1-13-22	3-21-22	



DATE: 12/22/2023	DESIGNED BY: JAP
MULTIFAMILY RESIDENCE 1220 HOOVER STREET MENLO PARK, CA	DRAWN BY: YCL
	SURVEYED BY: SAKL
	CHECKED BY: JAP
TRAFFIC CONTROL PLAN	SHEET NO. 8 OF 10

NOTES:

1. SOIL FOR THE STORMWATER FACILITY SHALL BE BIO-TREATMENT SOIL (BSM) PER SAN MATEO COUNTY SPECIFICATIONS, L.H. VOSS, 925-560-9920
2. SOIL SHALL BE PLACED IN 8"-12" LIFTS AND SHALL NOT BE COMPACTED, ADEQUATE TIME FOR NATURAL COMPACTION AND SETTLEMENT SHALL BE ALLOWED TO OCCUR PRIOR TO PLANTING.
3. CLASS II PERMEABLE MATERIAL SHALL MEET THE REQUIREMENTS OF THE CALTRANS STANDARD SPECIFICATIONS.
4. CONTRACTOR SHALL ACQUIRE ALL NECESSARY APPROVALS FOR CONNECTIONS TO EXISTING MUNICIPAL STORM DRAIN FACILITIES.



PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
1	ADDRESS COMMENTS FROM CITY 7-27-22	9-13-22	
2	ADDRESS COMMENTS FROM CITY 1-13-22	3-21-22	



DATE: 12/22/2023	DESIGNED BY: JAP
MULTIFAMILY RESIDENCE	DRAWN BY: YCL
1220 HOOVER STREET	SURVEYED BY: SAKL
MENLO PARK, CA	CHECKED BY: JAP
DETAILS	SHEET NO. 9 OF 10

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



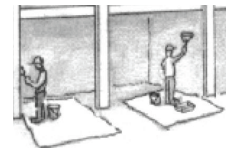
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

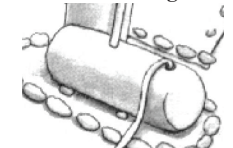
Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

1220 Hoover Street, Menlo Park Project Description

Project Summary:

Proposed number of residential units = 8

Number of bonus unit = 1

Existing number of residential units to be demolished = 2

Existing units are occupied; not deed-restricted; not occupied by low or very-low income households within the past 5 years

Number of BMR unit proposed & affordability level = (1) two-bedroom unit for rent to low-income initially, then sold to moderate income at a later date

Waivers requested:

- Increase in building height from 40' to 51' at the middle portion of the building to accommodate emergency vehicles entering the site as well as to accommodate parapet walls that are needed to screen rooftop equipment.
- Increase in the amount of paved area from 35% to 44.7% to accommodate the required parking for the units provided.
- Increase in the allowed FAR from 0.7 to 0.778 to accommodate the square footage needed for the residential units.

Existing Site Condition:

The site is near the intersection of Hoover Street and Oak Grove Avenue, within close proximity to El Camino Real. Property size is 10,995 sf with a 54-foot frontage on Hoover Street.

There are currently two single-story residential units. In the front is a home with two-bedroom/two-bath with a detached 2-car garage. At the rear is a home with two-bedroom/one-bath with a detached 2-car garage.

The property is neighboring two-story residential units on both the northwest and the southeast sides.

All existing structures on the property shall be demolished for the construction of the proposed development. (5) trees inside the property and (1) street tree outside the property shall be removed.

Proposed Project:

Proposed project is to construct a 4-story residential building with (8) residential units. One of the two-bedroom units shall be below market rate. To make the project financially feasible while providing BMR unit, the Applicant has increased the Floor Area Ratio by 10% to accommodate the needed square footage.

In terms of parking, State Density Bonus Law parking ratio has been applied. 13 parking stalls are provided on site.

Program:

Project shall follow State Density Bonus Program. Applicant is requesting 3 waivers: additional building height, additional paved area, and additional gross floor area.

First floor has tuck-under parking for 12 covered stalls (including one van accessible space) plus 1 open parking stall. There shall be at least (1) charging station for each unit. Second to fourth floors are residential units.

Unit Mix & Parking Ratio shall be as follow:

- (3) one-bedroom units with one parking stall per unit
- (3) two-bedroom units with two parking stalls per unit
- (2) three-bedroom units with two parking stalls per unit

Massing:

The third floor tappers back in the front. The fourth floor tappers back in both the front and the rear. The goal is to reduce massing and maintain privacy for our neighbors.

Access:

A single curb cut with a 24-foot wide, two-way driveway provides vehicular access to the site. The driveway has a 2-foot landscape strip on the northwest side. There shall be a sliding metal security gate right along the front setback.

Pedestrian can access the building via a walkway along the southeastern edge of the site. This walkway, with landscape all along, will provide accessible path of travel, and will lead to the elevator lobby.

The entry arrangement is safe and convenient for pedestrians, cyclists and vehicles.

Setbacks:

Front setback from Hoover is 20 feet

Rear setback is 15 feet

Side setback is 10 feet along the southeast. Along the northwest, setback varies. First floor has 26' setback. Upper floors have 17'-11" setback.

Structural System:

First floor concrete garage shall be Type I. Upper floors shall be Type III-A wood frame.

Sustainability:

Project shall comply with City's Green Building Ordinance. Some of the sustainable features include:

- Sunshade devices around windows shall reduce solar heat gain & energy consumption to cool the building
- Building shall be composed of sustainable building materials
- Thermo exterior glazing shall have double-pane and low-e for energy efficiency
- Plenty of operable doors shall increase ventilation & natural light into residential units
- Solar & photovoltaic (PV) panels shall be installed on the roof
- EV charger shall be provided for each unit in the garage

Landscape:

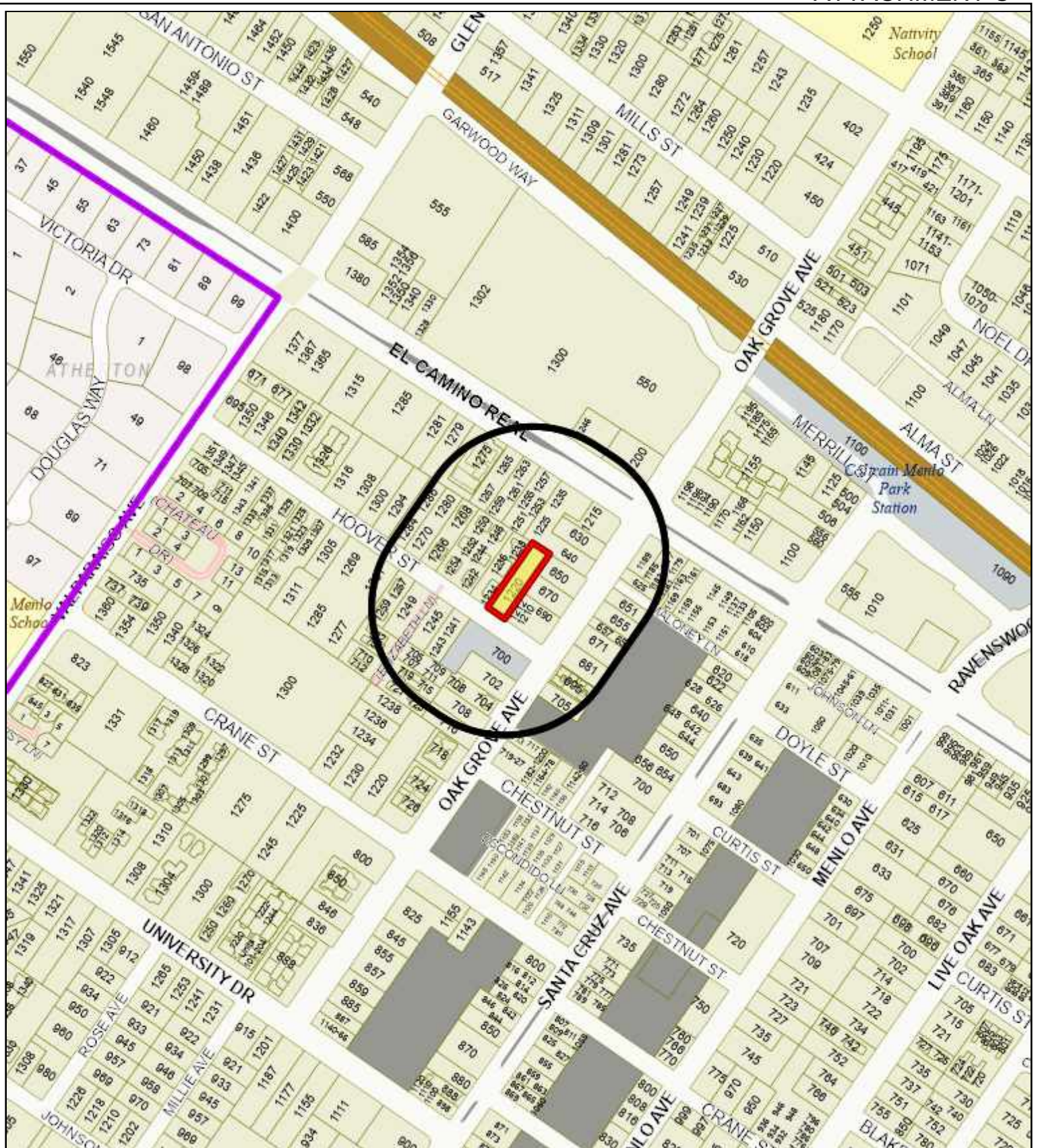
Landscape with a variety of plants is provided along the private drive to enhance visual interest. The walkway linking the sidewalk to the project entry is also heavily landscaped in order to improve pedestrian experience. As the building tapers back on upper floors, large decks are provided to offer outdoor living.

Mechanical Equipment & Solar Panels:

They shall be installed on rooftop and screened with parapet walls.

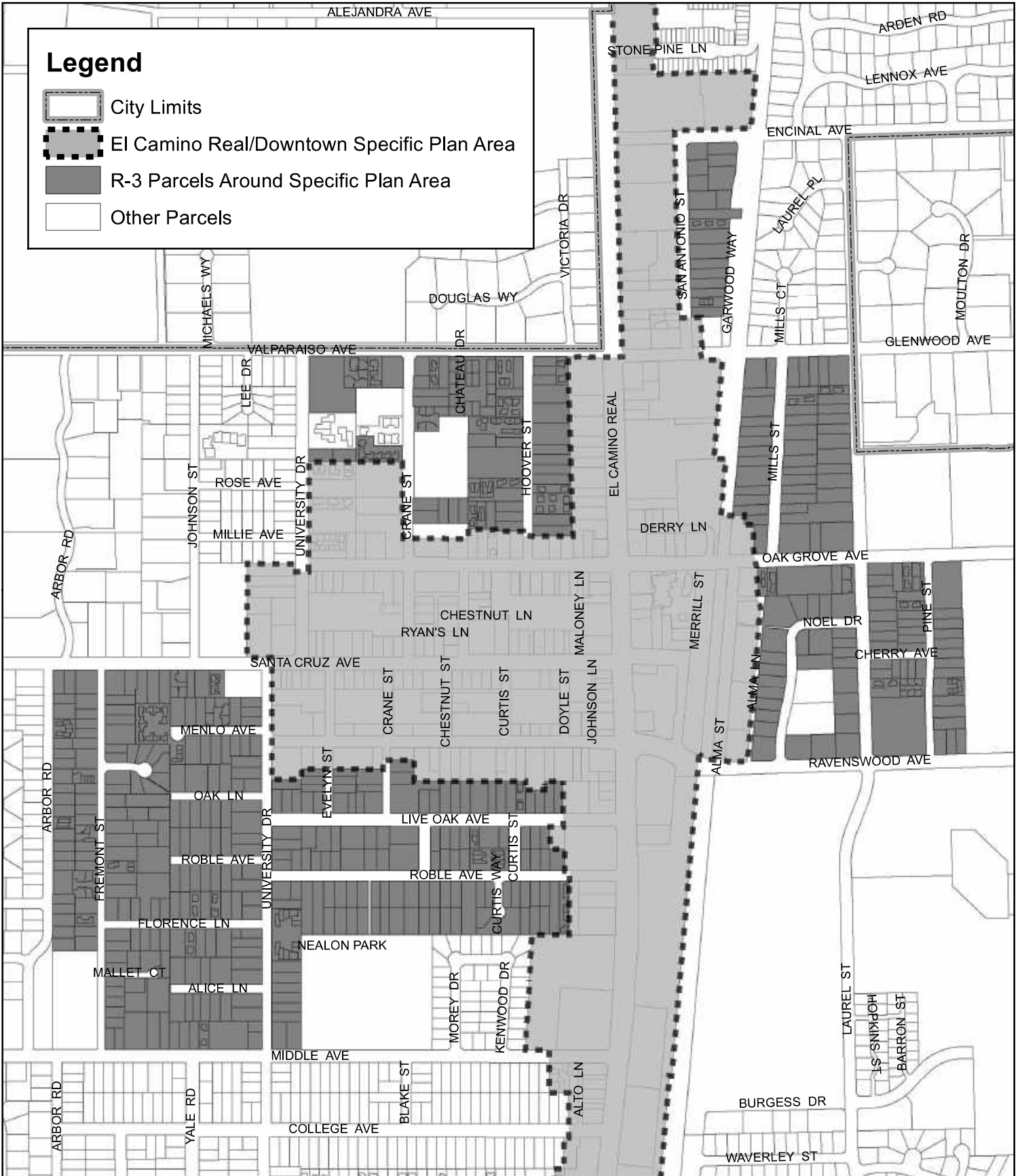
<p>LOCATION: 1220 Hoover Street</p>	<p>PROJECT NUMBER: PLN2021-00059</p>	<p>APPLICANT: Farzad Ghafari</p>	<p>OWNER: Farzad Ghafari</p>
<p>PROJECT CONDITIONS:</p> <p>1. The Tentative Map shall be subject to the following standard conditions:</p> <ul style="list-style-type: none"> a. Development of the project shall be substantially in conformance with the Tentative Map prepared by Bay Area Land Surveying Inc., consisting of 10 plan sheets, dated received January 26, 2024 and approved by the City Council on _____, except as modified by the conditions contained herein, subject to review and approval of the Planning Division and Engineering Division. b. Prior to Final Map approval, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project. c. Prior to Final Map approval, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project. d. Prior to Final Map approval, if applicable, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division. e. Prior to Final Map approval, if applicable, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits. f. Prior to Final Map approval, the applicant shall pay all fees incurred through staff time spent reviewing the application. g. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings. h. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application. <p>2. The Tentative Map shall be subject to the following project-specific conditions:</p> <p><u>Engineering Division Conditions</u></p> <ul style="list-style-type: none"> a. Prior to Final Map approval, Applicant shall submit Covenants, Conditions and Restrictions (CC&Rs) to the City for review and approval. The CC&Rs shall provide for the maintenance of all infrastructure and utilities within the Project site or constructed to serve the Project. This shall include, but not be limited to, the private open spaces, shared parking spaces, common walkways, common landscaping, and the stormwater drainage and sewer 			

LOCATION: 1220 Hoover Street	PROJECT NUMBER: PLN2021-00059	APPLICANT: Farzad Ghafari	OWNER: Farzad Ghafari
<p>PROJECT CONDITIONS:</p> <p>collection systems.</p> <ul style="list-style-type: none"> b. Within two years from the date of approval of the tentative map, the Applicant shall submit a Final Map for City Council approval. c. Applicant shall adhere to the Subdivision Map Act and Chapter 15 of the City's Municipal Code. d. Required frontage improvements include but not limited to: <ul style="list-style-type: none"> a. Lateral connections to overhead electric, fiber optic, and communication lines shall be placed in a joint trench. b. Existing sidewalk and curb and gutter shall be removed and replaced along the entire project frontages per approved project plans. c. Slurry seal for the entire project frontage (curb to curb). e. Prior to Final Map approval, Applicant shall pay all Public Works fees including Building Construction Impact Fee. Refer to current City of Menlo Park Master Fee Schedule. f. Prior to recordation of the Final Map, the applicant shall pay for six net new multiple family units at the current rate of \$78,400 per unit (in lieu of dedication) in compliance with Section 15.16.020 of the Subdivision Ordinance. Applicant receives credits for two (2) existing legal units. The total recreation in-lieu fee is \$470,400. g. Prior to Final Map approval, the Applicant shall enter into a Subdivision Improvement Agreement and provide a performance bond for the completion of the off-site improvements as shown on the approved project improvement plans. h. All agreements shall run with the land and shall be recorded with the San Mateo County Recorder's Office prior to building permit final inspection. 			

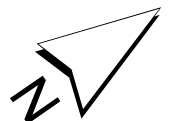


City of Menlo Park
 Location Map
 1220 HOOVER STREET





R-3 PARCELS AROUND THE
EL CAMINO REAL/DOWNTOWN
SPECIFIC PLAN AREA



1220 Hoover Street – Attachment E: Data Table

	PROPOSED PROJECT		EXISTING PROJECT		ZONING ORDINANCE	
Lot area	10,995 sf		10,995 sf		10,000 sf min	
Lot width	54 ft		54 ft		80 ft min	
Lot depth	203.7 ft		203.7 ft		100 ft min	
Setbacks						
Front	20 ft		18.8 ft		20 ft min	
Rear	15.1 ft		45.1 ft		15 ft min	
Side (left)	17.9 ft		14 ft		10 ft min	
Side (right)	10 ft		6.9 ft		10 ft min	
Building coverage	4,269.4 ¹ sf 38.8 %		3,123 sf 28.4 %		4,398 sf max 40 % max	
FAR (Floor Area Ratio) ²	8,554 sf 77.8 %		2,239 sf 20.4 %		7,656 sf max 69.6 % max	
Square footage by floor	2,398 sf/garage 180 sf/trash enclosure 80 sf/1 st 3,490 sf/2 nd 3,312 sf/3 rd 1,672 sf/4 th		2,239 sf/1 st 884 sf/garages			
Square footage of buildings	11,132 sf		3,123 sf			
Building height ²	50.3 ft		14.9 ft		40 ft max	
Paving ²	4,917 sf 44.7 %		4,620 sf 42.5 %		3,848.3 sf max. 35 % max. ³	
Parking ⁴	12 covered, 1 uncovered spaces		4 covered spaces		None	
Note: Areas shown highlighted indicate a nonconforming or substandard situation						
Trees	Heritage trees	4 ⁵	Non-Heritage trees	3	New trees	12
	Heritage trees proposed for removal	3 ⁶	Non-Heritage trees proposed for removal	3	Total Number of trees	13 ⁷

1. This includes cantilevered portions of the building that exceed six feet in length, not otherwise noted in the table.
2. This denotes standards where waivers have been requested per State Density Bonus Law.
3. The maximum paving requirement was updated to a maximum of 20 percent in January 2024. However, a maximum of 35 percent was allowed at the time of submittal of a complete preliminary application pursuant to Senate Bill 330
4. Per Assembly Bill 2097, the project is exempt from providing required parking. However, the Project complies with the State Density Bonus Law parking standards at a ratio of 1 space/unit for one-bedroom units and 1.5 spaces/unit for two- and three-bedroom units.
5. Of these trees, three are located on the subject property and one is a street tree.
6. Of these trees, two are located on the subject property and one is a street tree.
7. This includes one replacement street tree.

Chapter 16.20**R-3 APARTMENT DISTRICT****Sections:**

- 16.20.010 Permitted uses
- 16.20.020 Conditional uses
- 16.20.030 Development regulations
- 16.20.040 Mitigation monitoring

16.20.010 Permitted uses. The following uses are permitted in the R-3 (Apartment) district:

- (1) Single-family dwellings;
- (2) Duplexes;
- (3) Three or more units on lots 10,000 square feet or more;
- (4) Accessory buildings;
- (5) Accessory structures.

16.20.020 Conditional Uses. Conditional uses allowed in the R-3 district, subject to obtaining a use permit or, in the case of home occupations, a home occupation permit, are as follows:

- (1) Three or more dwelling units on lots less than 10,000 square feet;
- (2) Public utilities in accordance with Chapter 16.76;
- (3) Private schools and churches in accordance with Chapter 16.78;
- (4) Child day care centers in accordance with Chapter 16.78;
- (5) Home occupations in accordance with Section 16.04.340;
- (6) Foster homes;
- (7) Boardinghouses;
- (8) Convalescent homes;
- (9) Senior day care facilities.

16.20.030 Development regulations.

Development regulations are as follows in the R-3 district:

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R-3 APARTMENT DISTRICT

16.20.030 Development regulations.

Table 1

		All R-3 zoned Properties Except for Lots 10,000 sq. ft. or More in the Area Around the El Camino Real/Downtown Specific Plan Area	Lot Area of 10,000 sq. ft. or More for Property Around the El Camino Real/Downtown Specific Plan Area ¹	
Minimum Lot Area		7,000 sq. ft.	10,000 sq. ft.	
Minimum Lot Dimensions		70 ft. wide by 100 ft. deep (lots < 10,000 sq. ft. in area) 80 ft. wide by 100 ft. deep (lots ≥ 10,000 sf. ft. in area)	80 ft. wide by 100 ft. deep	
Land Area Required Per Dwelling Unit		See Table 2 below	Minimum	3,333 sq. ft.
			Maximum	1,452 sq. ft.
Minimum Yards	Front	15% of lot width; min. 20 ft.	20 ft.	
	Interior Side	10 ft.	10 ft.	
	Corner Side	15 ft.	15 ft.	
	Rear	15% of lot width; min. 15 ft.	15 ft.	
	Distance between main buildings on same lot	1/2 sum of the height of the buildings, 20 ft. min.	N/A	
	Distance between main buildings located on one property and adjacent property	20 ft.	N/A	
Maximum Floor Area Ratio		45%	Floor area ratio shall decrease on an even gradient from 75% for 30 du/ac to 35% for 13.1 du/ac	
Maximum Building Coverage		30%	40%	
Maximum Driveways and Open Parking Areas (Paving)²		20%	35%	
Minimum Open Space (Landscaping)		50%	25%	
Height		35 ft.	13.1 du/ac	35 ft.
			20 du/ac or greater	40 ft.
Building Profile		None	Starting at a height of 28 feet, a 45-degree building profile shall be set at the minimum setback line contiguous with a public right-of-way or single-family zoned property or public park.	
Parking		2 spaces per unit, one of which must be covered, and not located in a required front or side yard	2 or more bedrooms per unit	2 spaces
			Up to 1 bedroom per unit	1.5 spaces
			Each unit must have at least one covered space. Parking spaces cannot be located in the required front yard	

¹For the purposes of Chapter 16.20.030, the area around the Downtown/El Camino Real is defined in three distinct areas as follows, and is only applicable to properties zoned R-3 that are 10,000 sq. Ft. Or more.

Area 1: Area bounded by University Avenue, Valparaiso Avenue, El Camino Real and Oak Grove Avenue.

Area 2: Area bounded by Arbor Road, Santa Cruz Avenue, El Camino Real and Middle Avenue.

Area 3: Area generally bounded by San Antonio Street and Alma Street, Encinal Avenue, Marcussen Drive and Ravenswood Avenue.

² Permeable pavers may count as 50 percent towards the paving requirement, except for on lots 10,000 sq. ft. or more located around the El Camino Real/Downtown Specific Plan Area.

R-3 APARTMENT DISTRICT

16.20.030 Development regulations.

TOTAL LOT AREA	LAND AREA REQUIRED PER DWELLING UNIT
7,000 - 19,999 sq. ft.	3,333 sq. ft.
20,000 - 29,999 sq. ft.	3,100 sq. ft.
30,000 - 39,999 sq. ft.	2,900 sq. ft.
40,000 - 59,999 sq. ft.	2,700 sq. ft.
60,000 - 69,999 sq. ft.	2,600 sq. ft.
70,000 - 79,999 sq. ft.	2,500 sq. ft.
80,000 - 89,999 sq. ft.	2,400 sq. ft.
90,000 sq. ft. or more	2,350 sq. ft.

- (1) Notwithstanding the provisions of Table 1 herein, any given lot in excess of five thousand square feet in area shall be permitted a minimum of two units;
- (2) Any development containing twenty or more units, or encompassing one acre or more, may be expected to include a quantity of moderate and/or low cost units, ranging from five percent to twenty percent of the total units, depending on the specific development;
- (3) In the case of conditional uses, additional regulations may be required by the planning commission.

16.20.040 Mitigation Monitoring.

All development on lots 10,000 square feet or more and located within the identified areas around the El Camino Real/Downtown Specific Plan area shall comply, at a minimum, with the Mitigation Monitoring and Report Program (MMRP) established through Resolution No. 6149 associated with the Housing Element Update, General Plan Consistency Update, and Zoning Ordinance Amendments Environmental Assessment prepared for the Housing Element adopted on May 21, 2013.

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**Tree Inventory and Protection Report
For
Mr. Farzad Ghafari
1220 Hoover Street in Menlo Park, CA 94025**

Submitted by
Ned Patchett
Certified Arborist WE-4597A
Date: May 9, 2022
Revised: February 21, 2024



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Summary

Mr. Farzad Ghafari retained my services to assess trees located at 1220 Hoover Street in Menlo Park, CA 94025. The purpose of my examination was to identify which trees are considered Heritage Trees as defined in the Menlo Park Tree Ordinance, to assess the

health and condition of the trees, determine their potential for preservation during the proposed construction, and provide an appraised value for each Heritage Tree and to provide recommendations to reduce the impacts of the proposed construction for trees that are designated for retention.

A total of (7) trees are included in this report, and (3) of these trees are considered Heritage trees. I reviewed Drainage Plan dated 9/13/22, for purposes of preparing this report.

Total Trees	Heritage Trees	Non-Heritage Trees
7	4	3

Four (4) of the trees within this report are designated for removal. Two (2) of these trees (Trees 3 & 6) are considered Heritage trees. One (1) tree (Tree 7) is a Street Tree. The two Heritage Trees and the Street Tree require an approved tree removal permit prior to removal.

Tree 1 is a Douglas fir tree that is designated for retention and elements of the proposed construction are located within the Tree Protection Zone of this tree. Therefore, this work has the potential to impact this tree and cause decline. I have provided recommendations to reduce the potential for construction impacts on this tree to a less than significant level.

I have also provided an appraised value for the (3) Heritage Trees and (1) Street Tree that is included in this report. Any tree on-site protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction. The Appraised Values for these trees were updated on **2.21.24** per the City's Consulting Arborist request. The condition of these trees is based on the date of my initial inspection on **3.31.22**.

Introduction

Assignment

Mr. Farzad Ghafari retained my services to perform the following tasks:

1. Assess tree health, condition and potential impacts for any Heritage Trees that are located within the zone of the proposed construction at 1220 Hoover Street in Menlo Park, CA.
2. Identify which trees are considered to be Heritage Trees as defined in the Menlo Park Tree Ordinance.
3. Provide an appraised value for each Heritage Tree.
4. Provide construction guidelines to be followed throughout all phases of a construction project.
5. Document this information in a written report.

Limits of Assignment

I did not perform an **aerial inspection** of the upper crown or a detailed **root crown inspection** on the subject trees.

Tree Assessment Methods

On March 31, 2022, I visited the site to collect information for this report. A **Level 1 Visual Tree Assessment (VTA)** was performed on the subject trees. The tree numbers in this report correspond to the tree numbers on the included Tree Map ([see Tree Map in Appendix C](#)). The following outlines the procedure for collecting information for this report:

1. Identify tree species
 2. Measure the diameter of the trunk at 54 inches above grade **Diameter at Standard Height (DSH)**
 3. Identify if the tree is a Heritage Tree, as defined in the Menlo Park Tree Ordinance:
 4. Assess the health and condition of each tree
 5. Assess the structural stability of each tree
 6. Inspect the trees for pest or disease.
-

Health and Structure Rating System

The following table provides an overview of the rating system used when visually assessing the health and structure of the subject trees within this report.

Rating	Health	Structure
1=Poor	Dead, diseased or dying	Hazardous
2=Poor to Fair	Declining with significant signs of dieback	Structural weakness or flaws that could lead to failure
3=Fair	Minor dead branches, early stages of decline	Corrective measures such as pruning or structural support systems may be needed
4=Fair to Good	Tree is in good health	No major structural issues
5=Good	Excellent health	No structural issues

Menlo Park-Heritage Tree Definition

The following is the definition of a Heritage Tree in Menlo Park as defined in the Menlo Park Tree Ordinance:

Definition of a heritage tree

1. Any tree other than oaks has a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more, measured at 54 inches above natural grade
2. Any oak tree native to California has a trunk with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade
3. A tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character or community benefit

Any tree with more than one trunk that falls under (1) and (2) shall be measured at the diameter below the main union of all multi-trunk trees. If the tree has more than one trunk and the union is below grade, each stem shall be measured as a standalone tree. Multi-trunk trees under 12 feet in height shall not be considered a heritage tree.

Suitability for Preservation

The goal of tree preservation is for the existing trees to remain assets to the site for years to come. Trees that are in poor condition and cannot tolerate construction impacts will become a liability and therefore should be removed. An assessment of a tree's suitability for preservation includes the following:

1. **Tree Health**-A healthy tree can tolerate construction impacts better than a tree in poor health and is more likely to adapt to new site conditions after development.
2. **Tree Structure**-Trees with structural defects such as decayed wood, weak branch attachments and codominant stems are a liability and therefore should be removed.
3. **Tree Age**-Mature and over-mature trees are less able to tolerate construction impacts while younger trees have more tolerance for construction impacts.

4. **Species Tolerance**-All trees require protection to avoid injury. However, certain tree species can tolerate construction impacts better than others.
-

Observations

Site Description

The site is located at 1220 Hoover Street in Menlo Park, CA 94025. The proposed construction consists of the demolition of the existing structures and a proposed new multi-unit complex with associated civil and landscape improvements (see [Tree Maps in Appendix B](#)).

Subject Trees

I have prepared a tree inventory with all the necessary information that is required by the city on Menlo Park (see [Tree Inventory in Appendix A](#)).

Conclusion

Protection of Heritage Trees during construction is a mandatory part of the construction process in Menlo Park. Arborist inspections can be a required part of the construction process per the Menlo Park Tree Ordinance.

In addition, proposed construction within Tree Protection Zones requires the direct onsite supervision of a Project Arborist and can include specialized construction designs and methods to reduce tree impacts.

Tree Protection Fencing must be erected around these trees prior to the commencement of any construction activities on the site. I have provided recommendations to protect all Heritage Trees during the proposed construction process.

Tree Protection Recommendations

Tree 1-Anticipated Construction Impacts and Specific Tree Protection Recommendations

The proposed construction is located within the Tree Protection Zone (TPZ) of Tree 1. I estimate that 30-40% of the TPZ of this tree may be impacted by this work and it is my opinion that this work has the potential to impact this tree and cause decline. Therefore, I have provided recommendations to reduce the potential for impacts on this tree which may result in branch dieback in the tree. Tree protection fencing should be erected around this tree prior to any construction activities occurring on the site.

1. Fertilize this tree with NutriRoot in the fall of 2022 and again 10-15 days prior to any excavation work occurring within the TPZ of this tree.
2. Erect tree protection fencing around the tree prior to any construction activities occurring on the site.
3. The portions of the existing driveway surface that are located within the TPZ of this tree and that are designated for removal should be performed by gently using the bucket of an excavator that is parked on the existing concrete surface at all times and under the supervision of the project arborist. Avoid parking any machinery on exposed roots. Use the teeth of the excavator bucket to gently pull up sections of the existing driveway. Once this work is completed any exposed roots should be covered with soil and capped with a 3-4 inch layer of wood mulch and tree protection fencing should be put back into place.
4. Hand digging or an Airspade should be used to perform the initial excavation work (to a depth of approximately 2 feet) for the portions of the foundation of the new structure that is located within the TPZ of this tree. Any roots encountered during the excavation work which are 1 inch in diameter and smaller can be cleanly cut at the edge of the excavation zone. If a root larger than 1 inch in diameter is encountered it should be retained and wrapped in burlap that is kept moist on a daily basis until the project arborist can inspect the root(s) to determine an appropriate course of action. Burlap should be draped over the edge of the freshly cut roots. The burlap should be kept moist on a daily basis until the roots can be covered again with soil.
5. Any foundation work or basement excavation work that is located within the TPZ of this tree will require vertical shoring to minimize intrusion into the TPZ of this tree.
6. Excavation work for the new proposed driveway area that is located within the TPZ of this tree should be kept to a minimum. Ideally, the existing base material from the current driveway is retained and not removed. This approach would help minimize root loss. Additional base and compaction as needed are acceptable. If any roots are encountered during this work that are 1 inch in diameter and smaller

can be cleanly cut at the edge of the excavation zone. If a root larger than 1 inch in diameter is encountered it should be retained and wrapped in burlap that is kept moist on a daily basis until the project arborist can inspect the root(s) to determine an appropriate course of action. Burlap should be draped over the edge of the freshly cut roots. The burlap should be kept moist on a daily basis until the roots can be covered again with soil.

7. Move the 2'x2' catch basin to the outside of the TPZ of Tree 1.
 8. Eliminate the curb at the edge of the pavement that is closest to Tree 1.
 9. No plantings or irrigation should be located within 3-5 feet of the trunk of this tree.
 10. No broadcast irrigation should spray on the trunk or come within 3-5 feet of the trunk of this tree.
 11. Apply a 3-4 inch layer of wood mulch within the TPZ of this tree. No mulch should be located within 2-3 feet of the trunk of this tree.
 12. The project arborist should supervise any work that occurs in the TPZ of this tree.
 13. Monthly inspections of the tree during the proposed construction to determine if further recommendations are needed.
-

Protective Tree Fencing for Heritage Trees or Street Trees

Fenced enclosures shall be erected around trees to be protected to establish the **TPZ** in which no soil disturbance is permitted and activities are restricted.

Size and type of fence

All trees to be preserved shall be protected with 6-foot high, minimum 12-gauge chain link fence. Fences are to be mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. This detail shall appear on grading, demolition and building permit plans.

Duration

Tree fencing shall be erected before any demolition, grading or construction begins and remain in place until the completion of the project.

Tree Protection Zones

Each Heritage Tree to be protected, including those on neighboring properties, shall have a designated **TPZ** identifying the area sufficiently large enough to protect the tree and roots from disturbance. **The TPZ area can be determined by the formula: 10 inches per inch of diameter.** For example a 20" diameter tree shall have a 16' radius from the perimeter of the trunk or a 16-foot **TPZ**.

I have calculated the optimal **TPZ** for each that is going to be retained. This information can be found in the Tree Inventory ([See Tree Inventory in Appendix A](#)).

Activities prohibited within the TPZ include

1. Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials, including but not limited to, paint, petroleum products, concrete, stucco mix or dirty water.
2. The use of tree trunks as a winch support, anchorage, as a temporary power pole, signposts or other similar function.
3. Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation.
4. Soil Disturbance, Soil Compaction or grade changes.
5. Drainage changes.

Special Activities within the Tree Protection Zone

Work in this area (TPZ) requires the direct onsite supervision of the Project Arborist.

Tree Pruning Recommendations

A **crown cleaning** is removal of all dead branches 2 inches in diameter and larger, removal of all broken branches and selective limb removal or end weight reduction to reduce the chances of limb failure.

I have indicated which trees require a crown cleaning within the Tree Inventory.

Mulching Recommendations

I recommended that wood chips be spread within the **TPZ** to a 3-to 5-inch depth, leaving the trunk clear of mulch.

Continued Maintenance Of Heritage Trees During and After Construction Recommendations

I recommend the following for continued maintenance after the completion of the construction process.

1. Monthly arborist inspections for the duration of the construction activities.
2. Quarterly arborist inspections for the first year after the completion of the construction project.

Glossary of Terms

Aerial inspection	An inspection of the upper crown of the tree that requires climbing.
Crown	Parts of the tree above the trunk, including leaves, branches and scaffold limbs. (Matheny and Clark, 1994)
Diameter at standard height (DSH)	The diameter of a tree's trunk as measured at 4.5 feet from the ground. (Matheny and Clark, 1994)
Windthrow	Tree Failure due to uprooting caused by wind. (Glossary of Arboriculture Terms, 2007)
Root crown	Area where the main roots join the plant stem, usually at or near ground level. Root Collar. (Glossary of Arboriculture Terms, 2007)
Root crown inspection	Process of removing soil to expose and assess the root crown of a tree. (Glossary of Arboriculture Terms, 2007)
Visual Tree Assessment (VTA)	A method of visual assessing the condition of a tree that does not include a root crown inspection or an aerial inspection.

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International Society of Arboriculture. *Glossary of Arboriculture Terms*. Champaign, IL Dixon Graphics, 2007

Appendix A – Tree Inventory

Tree #	Species	Botanical Name	DSH (Inches)	Heritage Tree	Health Rating	Structural Condition	Observation	Recommendations	10 X Tree Protection Zone
1	Douglas fir	<i>Pseudotsuga menziesii</i>	22.5	Yes	4	4	Minor dead branches in the upper canopy; utility line running through the upper canopy with a power pole located behind the tree. The roots of this tree have damaged the existing parking area surface.	Crown cleaning and fertilization with NutriRoot.	19
2	Orange	<i>Citrus × sinensis</i>	3	No	2	3	Tree shows signs of decline with a sparse canopy and dead branches.	Designated for removal per proposed construction plans.	3
3	Lemon	<i>Citrus × meyeri</i>	7-4-4	Yes	2	2	Tree shows signs of decline with a sparse canopy and dead branches. Section of dead tissue on the main stems with evidence of fungal growth.	Designated for removal per proposed construction plans.	9
4	Pear	<i>Pyrus calleryana</i>	5.5	No	2	2	Poorly pruned in the past. Dead branches in upper canopy.	Designated for removal per proposed construction plans.	5
5	Loquat	<i>Eriobotrya japonica</i>	11	No	3	2	Poorly pruned in the past. Dead branches in upper canopy. A main stem failed or has been removed in the past. Evidence of decay in the main trunk.	Consider removal. If this tree is retained, I recommend a crown cleaning and fertilization with NutriRoot.	9
6	Southern Magnolia	<i>Magnolia grandiflora</i>	28	Yes	3	2	Minor dead branches in the upper canopy. Codominant attachment between the main stems. Topped in the past. Surface roots have been cut in the past.	Designated for removal per proposed construction plans.	23
7	London Plane Tree	<i>Platanus × acerifolia</i>	30	Yes	3	3	This tree was significantly pollarded in the past. Minor dead branches in the upper canopy.	Designated for removal per proposed construction plans.	25

Appendix C – Tree Appraisal Calculations

Tree #	Species	Diameter (at subject tree)	Cross Sectional Area of Subject Tree	Condition	Functional Limitations	External Limitations	Replacement Tree Diameter	Cross Sectional Area of Replacement Tree	Replacement Tree Cost (inch box)	Unit Tree Cost	Basic Reproduction Cost	Depreciated Reproduction Cost	Final Appraisal Value (rounded)
1	Redwood	20	200	75%	80%	80%	3.0	7	\$600.00	\$60.00	\$5,822.22	\$7,176.67	\$27,200.00
3	Cypress	15	177	25%	80%	80%	3.0	7	\$600.00	\$60.00	\$5,820.00	\$2,800.00	\$24,000.00
6	Magnolia	28	616	50%	80%	80%	3.0	7	\$600.00	\$60.00	\$5,822.22	\$1,170.11	\$18,000.00
7	Pistache	30	707	50%	80%	80%	3.0	7	\$600.00	\$60.00	\$65,000.00	\$20,000.00	\$20,000.00
													\$88,200.00

Appendix D – Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees. They recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. Likewise, remedial treatments like any medicine cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Ned Patchett
Certified Arborist WE-4597A

Appendix E – Certification of Performance

I, Ned Patchett, certify;

- That I have personally inspected the tree and the property referred to in this report. I have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with the parties involved;
- That the analysis, opinions and conclusions within this report are my own;
- That my analysis, opinions and conclusions were developed and this report has been prepared accordingly to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over 27 years.

Signed: Ned Patchett

Date: 2/21/2024

Neighbor concerns/questions for 1220 Hoover St. Development Plans

Hoover St is a wonderful community and we certainly welcome new neighbors. Based on the proposed designs, I have the following comments, concerns, and questions:

Height

- The neighborhood is primarily homes, condos/townhomes, and some apartments.
- While the style/design looks appealing, the height will dwarf its neighbors and looks to be even larger than the fire station. The size seems out of proportion to the community.
- The peak height is listed as 49'4" in comparison to the peak height of our units on the West of the complex at 20'. That's 2 ½ times the height---out of proportion.

Light/Airflow/Privacy

- For the 1234-1236-1238 homes on the project's West side (directions approximate and based on labels on drawings as Hoover St doesn't run true E-W), the concern is also blocked light from the added height of the building, almost 10' higher than current zoning allows---I'd say with good reason. While helpful that the project is set back from our fence line due to the driveway, the added height will cast significant shade throughout the bulk of the day.
- Airflow is of possible concern although harder to estimate given variable wind directions.
- Privacy is also of some concern as the drawings seem to show the balconies/decks and windows for the units to be facing West, towards our units.

Parking

- With 8 units, 2 of which are 3 bedroom, while there is parking underneath, would there be an expectation of allowing permit street parking for additional cars? If so, how many?
- There is currently no night parking on the street except for permits which are rare. If there is spillover, that would also affect the ability for neighbors to have guests or workers park nearby.
- There also appears to be only 1 unassigned spot, presumably for overflow resident parking and guests. Again, raising the question of the impact on the street parking.

Misc

- Would like some clarification of the "stormwater treatment area" and how the "trash" area will be accessed and enclosed as it's right near the front of the complex, and specifically the front of my home (1234).
- I note plans for removal of several trees including a well-established magnolia that blooms yearly and serves as home to many neighborhood birds. I realize building around it would be likely untenable but hope some consideration could be given to avoiding removal during nesting season, or work with wildlife services to transplant the nests elsewhere.

Thank you for your consideration. We will be happy to welcome our new neighbors and hope these concerns can be taken into consideration for the good of the neighborhood as a whole.

Margaret Neff
 Owner, 1234 Hoover St, Menlo Park
mneff@stanford.edu
 206-890-4510

Turner, Christopher R

From: Cheryl Giudicessi <giudicessi@mac.com>
Sent: Thursday, September 1, 2022 6:13 PM
To: Turner, Christopher R
Cc: Margaret Neff
Subject: Thank you

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Chris,

Thanks for spending time with me today discussing concerns about the four-story building proposed for 1220 Hoover Street.

Light, compatibility, aesthetic, and other values important to the character of residential neighborhood are important and we hope you can push the developer to return to consideration of alternatives to this proposed use of a postage-stamp sized lot to park a cruise ship of a building.

Here is something about the legislation removing parking requirements. This would certainly allow a two-story building instead of the four stories as proposed. https://www.thecentersquare.com/california/bill-banning-many-residential-parking-mandates-near-transit-heads-to-newsom/article_df6fd226-28aa-11ed-a6ca-4764ce70b977.amp.html

Please keep Margaret Neff in the loop as staff continues to ask for revisions and considers options that respect the environment, the neighborhood, and the neighbors as much as they do return on investment.

Thanks again

Mike Giudicessi
Sent from an iPhone.

*Cheryl & Mike Giudicessi
giudicessi@mac.com*